# PARK APARTMENTS - PHASE II

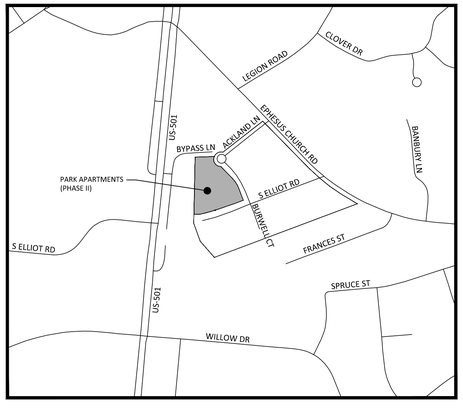
0 ELLIOT ROAD
CHAPEL HILL, NORTH CAROLINA, 27517

## COMMUNITY DESIGN COMMISSION REVIEW

PIN: 9799343528
PROJECT NUMBER: WDF-22001
DATE: JANUARY 24, 2023

SHEET INDEX






**VICINITY MAP**
**1"=500'**


McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

**CONTACT**

DERICK BLANKENSHIP, PE
blankenship@mcadamsco.com
PHONE: 919. 361. 5000

**OWNER**

WOODFIELD INVESTMENTS
11425 HORSEMANS TRAIL
RALEIGH, NC 27613
PHONE: 919. 535. 8947

**PROJECT DIRECTORY**

ARCHITECT
HOUSING STUDIO
333 WEST TRADE STREET, SUITE 300
CHARLOTTE, NORTH CAROLINA, 28202
PHONE: 704. 333. 7862


NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 046723 DERICK C. BLANKENSHIP
FOR REVIEW PURPOSES ONLY NOT FOR CONSTRUCTION

**REVISIONS**

NO. DATE

**COMMUNITY DESIGN COMMISSION REVIEW FOR:**

PARK APARTMENTS
PHASE II
CHAPEL HILL, NORTH CAROLINA, 27517
PROJECT NUMBER: WDF-22001

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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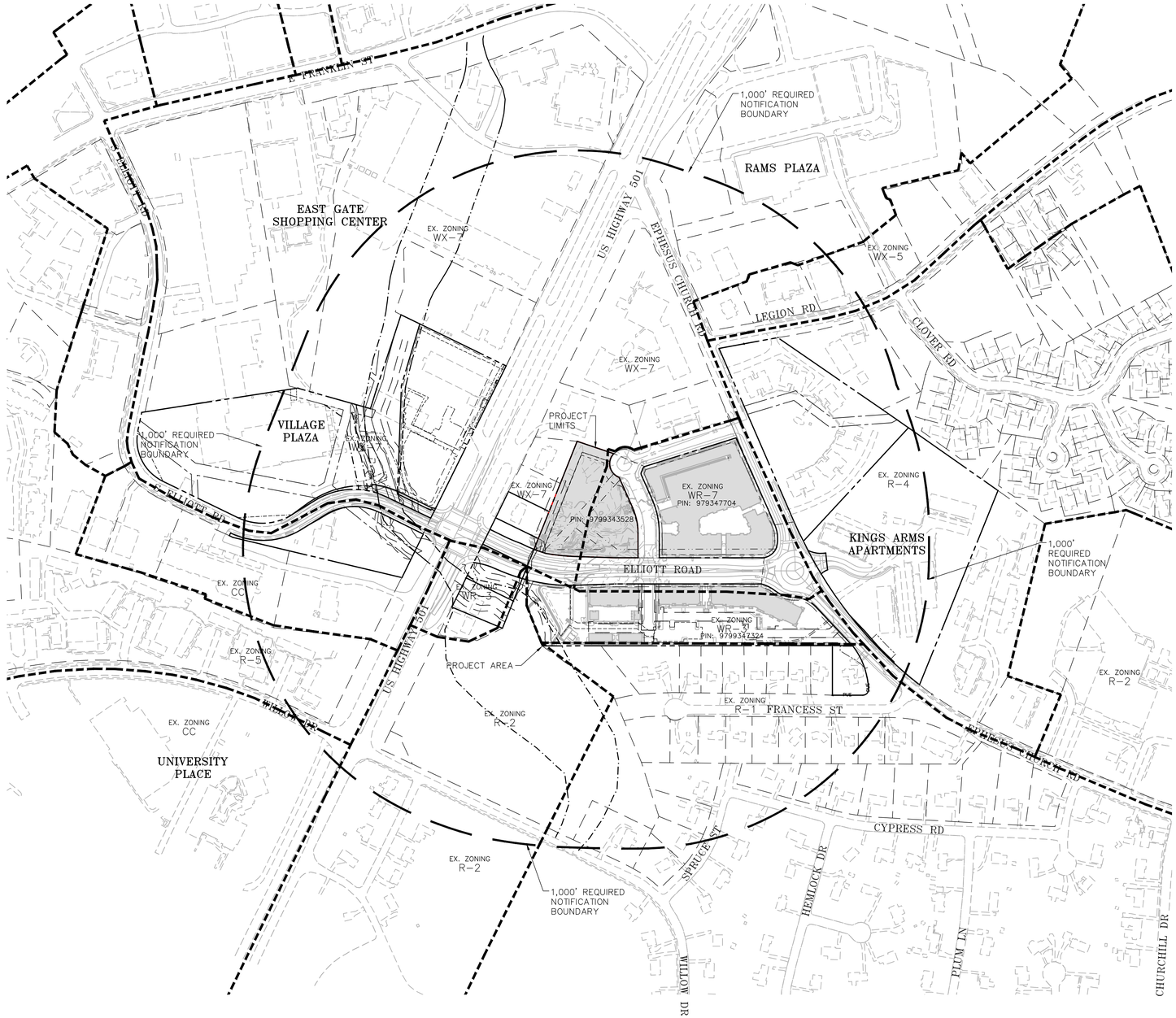
## GENERAL NOTES

1. PIN'S AND PROPERTY INFORMATION FROM ORANGE COUNTY GIS.
2. BOUNDARY FROM SURVEY BY TIMMONS GROUP COMPLETED 05/19/2015.

## LEGEND

- 1,000' REQUIRED NOTIFICATION BOUNDARY
- PROJECT AREA
- ZONING DISTRICT LINE




GRAPHIC SCALE
0 100 200 400
1 inch = 200 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION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# PARK APARTMENTS - PHASE 2
COMMUNITY DESIGN COMMISSION REVIEW
0 ELLIOTT ROAD
CHAPEL HILL, NORTH CAROLINA, 27517

NORTH CAROLINA PROFESSIONAL SEAL 046723 ENGINEER DAVID C. BLANKENSHIP
NOT FOR CONSTRUCTION

**REVISIONS**

| NO. | DATE |
|---|---|

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | WDF22001 |
| FILENAME | WDF22001-AM1 |
| CHECKED BY | DCB |
| DRAWN BY | MRO |
| SCALE | 1"=200' |
| DATE | 01. 24. 2023 |

**SHEET**

AREA MAP

**C0.01**

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DESIGN STORM DRAINAGE TABLE (KH DENOTES DESIGNED BY KIMLEY-HORN)

EW-300
INV=258.90 (JB-301; 36" RCP)

JB-301
RIM=264.80
INV IN=259.20 (JB-301A; 36" RCP)
INV OUT=259.10 (EW-300; 36" RCP)

JB-301A
RIM=265.60
INV IN=259.80 (JB-301B; 36" RCP)
INV OUT=259.70 (JB-301; 36" RCP)

JB-301B
RIM=264.23
INV IN=260.40 (JB-301C; 36" RCP)
INV OUT=260.30 (JB-301A; 36" RCP)

JB-301C
RIM=266.00
INV IN=261.00 (JB-301D; 36" RCP)
INV OUT=260.90 (JB-301B; 36" RCP)

CB-301D
RIM=266.75
INV IN=262.10 (JB-302; 30" RCP)
INV OUT=261.60 (JB-301C; 36" RCP)

CB-302
T/C=267.35
INV IN=262.45 (CB-303; 30" RCP)
INV OUT=262.35 (CB-301D; 30" RCP)

CB-303
T/C=268.50
INV IN=263.10 (CB-304; 30" RCP)
INV OUT=263.00 (CB-302; 30" RCP)

CB-304
T/C=268.68
INV IN=263.80 (CB-305; 24" RCP)
INV IN=263.90 (CB-312; 24" RCP)
INV OUT=263.30 (CB-303; 30" RCP)

CB-305
T/C=268.40
INV IN=264.30 (CB-306; 24" RCP)
INV OUT=264.10 (CB-304; 24" RCP)

CB-306
T/C=268.85
INV IN=265.05 (CB-307; 18" RCP)
INV OUT=264.55 (CB-305; 24" RCP)

CB-307
T/C=268.85
INV IN=265.35 (CB-308; 18" RCP)
INV OUT=265.25 (CB-306; 18" RCP)

CB-308
T/C=271.60
INV IN=267.35 (CB-309; 15" RCP)
INV IN=267.10 (JB-311; 18" RCP)
INV OUT=267.10 (CB-307; 18" RCP)

CB-309
T/C=272.30
INV OUT=267.85 (CB-308; 15" RCP)

JB-311
RIM=271.25
INV IN=367.60 (DI-311A; 18" RCP)
INV OUT=267.50 (CB-308; 18" RCP)

DI-311A
T/C=273.70
INV OUT=268.70 (JB-311; 18" RCP)

CB-216
T/C=270.05
INV IN=264.65 (CB-217; 24" RCP)
INV OUT=264.55 (CB-215; 24" RCP)

CB-217
T/C=270.65
INV IN=265.30 (CB-218; 24" RCP)
INV OUT=265.20 (CB-216; 24" RCP)

CB-218
T/C=271.05
INV IN=265.70 (KH-715; 30" RCP)
INV OUT=265.60 (CB-217; 24" RCP)

JB-222
RIM=271.50
INV IN=267.75 (CB-223; 15" RCP)
INV OUT=267.50 (KH-720; 18" RCP)

CB-223
T/C=271.35
INV IN=267.80 (CB-224; 15" RCP)
INV OUT=267.80 (JB-222; 15" RCP)

CB-224
T/C=271.65
INV OUT=268.40 (CB-223; 15" RCP)

KH-701
T/C=262.59
INV OUT=259.35 (KH-702; 15" RCP)

KH-702
T/C=261.78
INV IN=254.58 (KH-703; 42" RCP)
INV IN=258.51 (KH-704; 15" RCP)
INV OUT=252.76 (KH-705; 42" RCP)

KH-703
INV=254.90 (KH-702; 42" RCP)

KH-704
T/C=261.84
INV OUT=258.59 (KH-702; 15" RCP)

KH-705
T/C=263.73
INV IN=252.07 (KH-702; 42" RCP)
INV IN=258.12 (KH-706; 18" RCP)
INV OUT=251.97 (KH-707; 42" RCP)

KH-706
T/C=263.70
INV IN=258.79 (KH-708; 18" RCP)
INV OUT=258.69 (KH-705; 18" RCP)

KH-707
INV=248.86 (KH-705; 42" RCP)

KH-708
T/C=264.17
INV IN=259.83 (KH-710; 18" RCP)
INV OUT=259.73 (KH-706; 18" RCP)

KH-709
T/C=264.27
INV OUT=261.06 (KH-710; 15" RCP)

KH-710
T/C=264.87
INV IN=260.91 (KH-709; 15" RCP)
INV IN=260.66 (KH-712; 18" RCP)
INV OUT=260.56 (KH-708; 18" RCP)

KH-711
T/C=266.47
INV OUT=263.26 (KH-712; 15" RCP)

KH-712
T/C=266.79
INV IN=263.13 (KH-711; 15" RCP)
INV IN=262.88 (KH-713; 18" RCP)
INV OUT=262.78 (KH-710; 15" RCP)

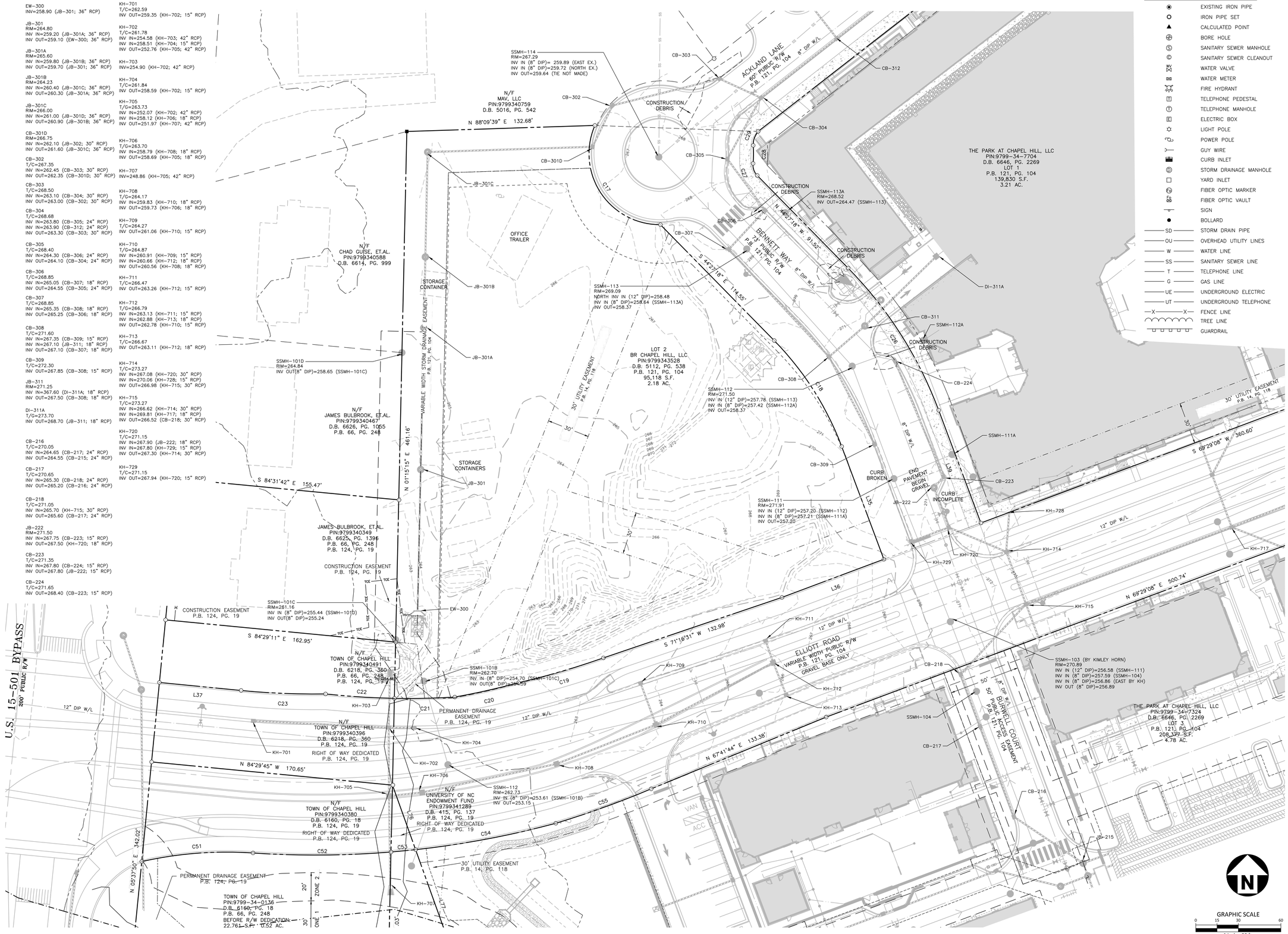
KH-713
T/C=266.67
INV OUT=263.11 (KH-712; 18" RCP)

KH-714
T/C=273.27
INV IN=267.08 (KH-720; 30" RCP)
INV IN=270.06 (KH-728; 15" RCP)
INV OUT=266.98 (KH-715; 30" RCP)

KH-715
T/C=273.27
INV IN=266.62 (KH-714; 30" RCP)
INV IN=269.81 (KH-717; 18" RCP)
INV OUT=266.52 (CB-218; 30" RCP)

KH-720
T/C=271.15
INV IN=267.90 (JB-222; 18" RCP)
INV IN=267.80 (KH-729; 15" RCP)
INV OUT=267.30 (KH-714; 30" RCP)

KH-729
T/C=271.15
INV OUT=267.94 (KH-720; 15" RCP)




LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- GUY WIRE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- FIBER OPTIC MARKER
- FIBER OPTIC VAULT
- SIGN
- BOLLARD
- SD — STORM DRAIN PIPE
- OU — OVERHEAD UTILITY LINES
- W — WATER LINE
- SS — SANITARY SEWER LINE
- T — TELEPHONE LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- X — X — FENCE LINE
- TREE LINE
- GUARDRAIL

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PHONE: 919. 535. 8947

# PARK APARTMENTS - PHASE 2
COMMUNITY DESIGN COMMISSION REVIEW
0 ELLIOTT ROAD
CHAPEL HILL, NORTH CAROLINA, 27517

**REVISIONS**

NO. DATE

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | WDF22001 |
| FILENAME | WDF22001-XC1 |
| CHECKED BY | ZNB |
| DRAWN BY | MRO |
| SCALE | 1"=30' |
| DATE | 01. 24. 2023 |

**SHEET**

**EXISTING CONDITIONS**

**C1.00**

U.S. 15-501 BYPA
200' PUBLIC R/W

TIE TO EXISTING 24" STANDARD CURB AND GUTTER AND EXISTING ASPHALT (TYP.)

ACKLAND LANE
60' PUBLIC R/W
P.B. 121, PG. 104
8" DIP W/L

N/F
MAV, LLC
PIN:9799340759
D.B. 5016, PG. 542

24" STANDARD CURB AND GUTTER (TYP.)

34'R

9'R

10'R

10'R

LEASING OFFICE AMENITY PLAZA WITH SEAT WALLS

8' CONCRETE SIDEWALK

THE PARK AT CHAPEL HILL, LLC
PIN:9799-34-7704
D.B. 6646, PG. 2269
LOT 1
P.B. 121, PG. 104
139,830 S.F.
3.21 AC.

BENNETT WAY
P.B. 73 PUBLIC R/W
P.B. 121, PG. 104
8" DIP W/L

OPTIONAL PUBLIC ART SCREENING (SEE PRECEDENT IMAGE)

8' CONCRETE SIDEWALK

N/F
CHAD GUISE, ET.AL.
PIN:9799340588
D.B. 6614, PG. 399

RESIDENT DOG PARK
(2,832 SF)

VARIABLE WIDTH STORM DRAINAGE EASEMENT
P.B. 121, PG. 104

TRANSFORMER (TYP.)

N/F
JAMES BULBROOK, ET.AL.
PIN:9799340467
D.B. 6626, PG. 1055
P.B. 66, PG. 248

PUBLIC DOG PARK
(3,128 SF)

BUILDING
①
7-STORIES

CONCRETE WALKWAY

JAMES BULBROOK, ET.AL.
PIN:9799340349
D.B. 6625, PG. 1396
P.B. 66, PG. 248
P.B. 124, PG. 19

DOUBLE-GATED ACESS (TYP)

5' CONCRETE SIDEWALK

CONSTRUCTION EASEMENT
P.B. 124, PG. 19

CONSTRUCTION EASEMENT
P.B. 124, PG. 19

24" STANDARD CURB AND GUTTER (TYP.)

24'

15'R

15'R

12" DIP W/L

ELLIOTT ROAD
VARIABLE WIDTH PUBLIC R/W
P.B. 121, PG. 104
GRAVEL BASE ONLY

8" DIP W/L

30' UTILITY EASEMENT
P.B. 14, PG. 118

12" DIP W/L

N/F
TOWN OF CHAPEL HILL
PIN:9799340491
D.B. 6218, PG. 360
P.B. 66, PG. 248
P.B. 124, PG. 19

BUSINESS CENTER AMENITY PLAZA WITH SEAT WALLS

TIE TO EXISTING 24" STANDARD CURB AND GUTTER AND EXISTING ASPHALT (TYP.)

50' 8" DIP W/L
50' BURWELL COURT
PUBLIC ACCESS EASEMENT
P.B. 121, PG. 104

THE PARK AT CHAPEL HILL, LLC
PIN:9799-34-7324
D.B. 6646, PG. 2269
LOT 3
P.B. 121, PG. 104
208,377 S.F.
4.78 AC.

U.S. 15-501 BYPASS
200' PUBLIC R/W

12" DIP W/L

PERMANENT DRAINAGE EASEMENT
P.B. 124, PG. 19

12" DIP W/L

N/F
TOWN OF CHAPEL HILL
PIN:9799340396
D.B. 6218, PG. 360
P.B. 124, PG. 19

RIGHT OF WAY DEDICATED
P.B. 124, PG. 19

N/F
TOWN OF CHAPEL HILL
PIN:9799340380
D.B. 6160, PG. 18
P.B. 124, PG. 19

RIGHT OF WAY DEDICATED
P.B. 124, PG. 19

N/F
UNIVERSITY OF NC
ENDOWMENT FUND
PIN:9799341289
D.B. 415, PG. 137
P.B. 124, PG. 19

RIGHT OF WAY DEDICATED
P.B. 124, PG. 19

30' UTILITY EASEMENT
P.B. 14, PG. 118

PERMANENT DRAINAGE EASEMENT
P.B. 124, PG. 19

TOWN OF CHAPEL HILL
PIN:9799-34-0136
D.B. 6160, PG. 18
P.B. 66, PG. 248
BEFORE R/W DEDICATION
22,761 S.F. 0.52 AC.

30' ONE - ZONE 2 - 20'

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

## SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN — ACCESSIBLE PARKING STALL / VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- TYPE A / TYPE B / TYPE C — ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT

OPTIONAL PUBLIC ART SCREEN WALL IMAGE
(FOR REFERENCE ONLY)


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PHONE: 919. 535. 8947

# PARK APARTMENTS - PHASE 2
## COMMUNITY DESIGN COMMISSION REVIEW
0 ELLIOTT ROAD
CHAPEL HILL, NORTH CAROLINA, 27517

NORTH CAROLINA PROFESSIONAL SEAL 046723 ENGINEER DEREK C. BLANKENSHIP
NOT FOR CONSTRUCTION

**REVISIONS**

NO. DATE

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | WDF22001 |
| FILENAME | WDF22001-S1 |
| CHECKED BY | DCB |
| DRAWN BY | MRO |
| SCALE | 1"=30' |
| DATE | 01. 24. 2023 |

**SHEET**

SITE PLAN

C2.00

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GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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# PARK APARTMENTS - PHASE 2
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0 ELLIOTT ROAD
CHAPEL HILL, NORTH CAROLINA, 27517

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SARA RUNGE DONOHOE 2027 NOT FOR CONSTRUCTION

**REVISIONS**

| NO. | DATE |
|---|---|

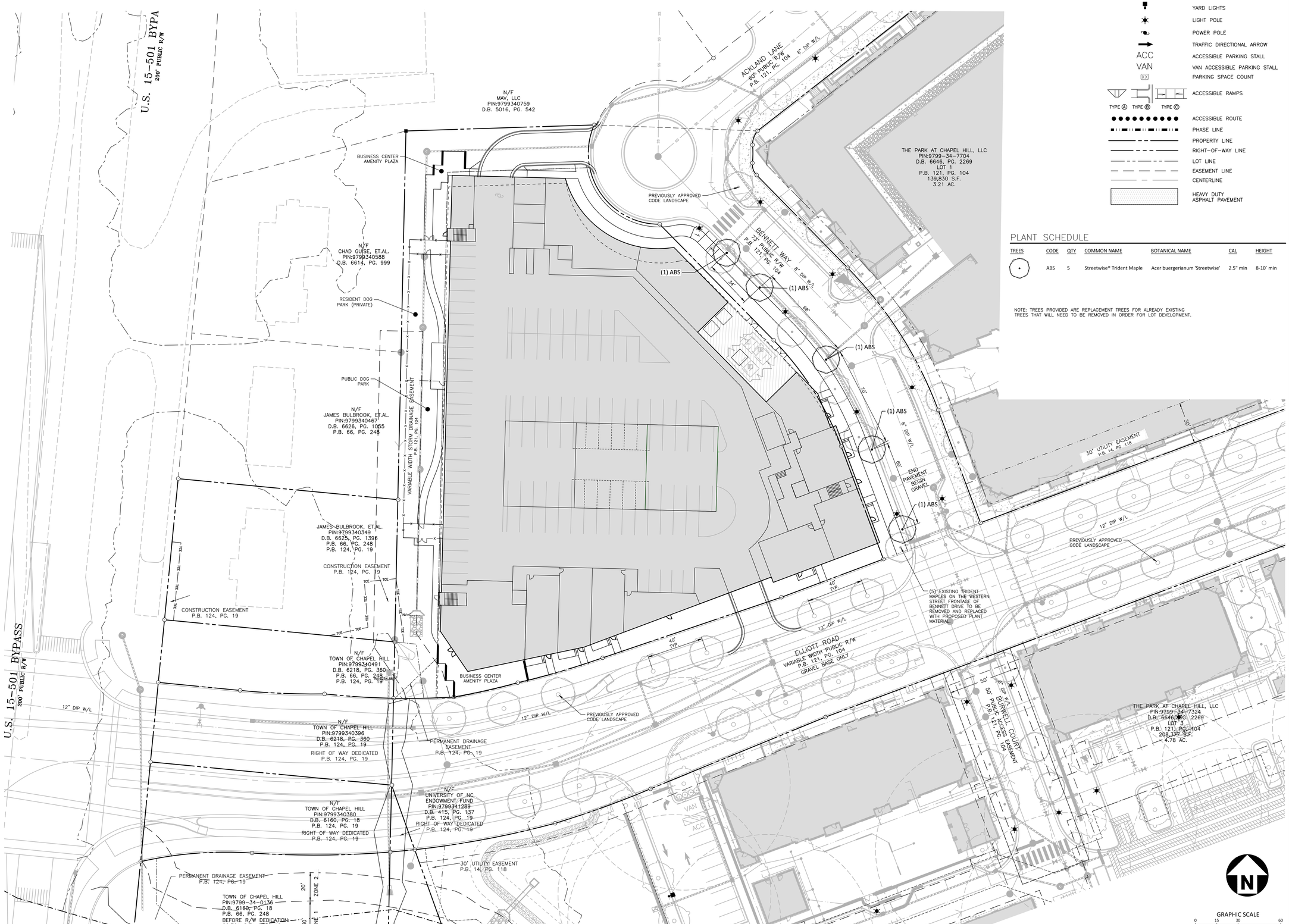
**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | WDF22001 |
| FILENAME | WDF22001-LS2 |
| CHECKED BY | SRD |
| DRAWN BY | SRD |
| SCALE | 1"=20' |
| DATE | 01. 24. 2023 |

**SHEET**

AMENITY CONCEPTUAL SITE PLAN

**L2.00**




## SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT

## PLANT SCHEDULE

| TREES | CODE | QTY | COMMON NAME | BOTANICAL NAME | CAL | HEIGHT |
|---|---|---|---|---|---|---|
| • | ABS | 5 | Streetwise® Trident Maple | Acer buergerianum 'Streetwise' | 2.5" min | 8-10` min |

NOTE: TREES PROVIDED ARE REPLACEMENT TREES FOR ALREADY EXISTING TREES THAT WILL NEED TO BE REMOVED IN ORDER FOR LOT DEVELOPMENT.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION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# PARK APARTMENTS - PHASE 2
COMMUNITY DESIGN COMMISSION REVIEW
0 ELLIOTT ROAD
CHAPEL HILL, NORTH CAROLINA, 27517

NORTH CAROLINA LANDSCAPE ARCHITECTURE PROFESSIONAL CORPORATION NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL SARA RUNGE DONOHUE 2027

**REVISIONS**

NO. DATE

**PLAN INFORMATION**

| | |
|---|---|
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| FILENAME | WDF22001-S1 |
| CHECKED BY | SRD |
| DRAWN BY | MDS |
| SCALE | 1"=30' |
| DATE | 01. 24. 2023 |

**SHEET**

LANDSCAPE PLAN

**L5.00**

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# BLUE HILL DISTRICT DESIGN GUIDELINES

**CHAPTER 2 - PUBLIC RIGHT OF WAY**

**The Public Realm**
2.1 Enhance walkability in the public realm in each project.
2.2 Promote "greenness" throughout the Blue Hill District.

**View from the Public Right-of-Way**
2.3 Enhance views from the public right-of-way to natural features and landmarks.
2.4 Define the corner of a property at a key intersection with a distinctive design element to provide visual interest, an active street edge, and to create gateways throughout the District. ***DONE***

**Public Streetscape Character - See site plan drawings**
2.6 Use landscape materials to enhance the "green" experience in the public right-of-way.
2.7 Develop a coordinated experience along all streetscapes to establish a sense of visual continuity. ***DONE***
2.8 Integrate an "urban" approach to landscaping.
2.9 Promote the use of landscape plantings along multi-use pathways, greenways, and public connections.
2.10 Adjusting the spacing of street trees may be considered.
2.13 Incorporate site furnishings into all new streetscape projects.
2.14 Use a coordinated set of site furnishings that accommodates a high level of activity along commercial street frontages.
2.15 Cluster site furnishings and other streetscape features at mid-block locations to allow for fire access.
2.16 Select furnishing designs that are fitting within the Blue Hill District context.
2.17 Locate site furnishings to animate the pedestrian network and outdoor amenity spaces.

**Public Art**
2.19 Incorporating public art in a project is encouraged.
2.20 Locate public art strategically to: frame or enhance a public view or corridor, encourage the use of public outdoor amenity space, activate recreational space, create visual interest on blank walls along a site.
2.21 Design considerations for public art: use public art to enhance an outdoor amenity space, size public art to be in proportion with the associated streetscape or outdoor amenity space, integrate water into a public art piece when feasible (but avoid designs that result in standing water), consider how public art can respond to the design context of its surroundings, consider public art that can also serve a pedestrian friendly function such as shade or seating.

**CHAPTER 3 – SITE DESIGN**
**Site Design- McAdams – see site plan drawings**
3.1 Place a building to promote a safe, interesting and comfortable pedestrian environment along the street.
a. When a building wall is set back from the public streetscape or a natural feature, design the intervening space to be attractive to pedestrians.
3.2 Design the street frontage to promote pedestrian activity. Appropriate strategies include: Active street frontages, Pedestrian-oriented entries, Windows facing the street, Small public spaces linked to the sidewalk, Urban streetscape design and landscaping
3.3 Develop an active pedestrian-friendly area in front of a building, when it is set back from the build-to line. Areas should be: Open to the public, Landscaped with "green" areas
3.4 Design the street frontage to be compatible with the surrounding context. Provide a landscaped front setback: Between buildings or parking areas and the street where development will be oriented primarily towards internal parking areas, Where residential development with a landscaped setback is located across the street

**Building Orientation** ***DONE- see site plans***
3.5 Orient a building to the public streetscape.
a. Place a primary entry to face a street. ***DONE***
b. Orient a primary entry to a public plaza or other prominent outdoor amenity space where appropriate.
3.6 Where a building has multiple frontages such as streets, plazas and/or amenity spaces, provide a secondary entry along each frontage. ***DONE***
3.7 If a property is located along Booker Creek, orient an entry toward this natural feature.
a. Provide entries to face Booker Creek and an adjacent street, when feasible.
b. Orient a building toward Booker Creek in a way that activates existing or new community spaces.

**Building Pass-Throughs - N/A**

**Building Placement and Setback Character**
**Vehicular Access and Connectivity**
3.13 Provide vehicular connections into and between adjoining properties.
3.14 Create a consistent streetscape experience within a development.
a. Coordinate streetscape improvements within a development with streetscape improvements on surrounding streets, whenever possible.
3.15 Where a curb cut is to be installed, minimize its width. ***DONE***
a. Consider using shared driveways between properties to reduce the number of curb cuts.
3.16 Design a service drive to be a visual asset. ***DONE - garage entry element***

**Outdoor Amenity Space**
3.17 Locate an outdoor amenity space to provide a focal point on a site.
a. Locate outdoor amenity space to highlight key building features.
b. Position outdoor amenity space to link adjoining buildings, when possible.
c. When possible, consider opportunities to abut neighboring outdoor amenity spaces between properties. ***DONE - dog park***
3.18 Locate and orient outdoor amenity space to be actively used. ***DONE - dog park***
a. Provide clear connections from an outdoor amenity space to pedestrian circulation routes and building entrances. ***DONE***
b. Orient an outdoor amenity space to link with other cultural resources, natural features or greenways and to extend existing view corridors. ***DONE***
C. Orient an outdoor amenity space to views of active spaces or architectural landmarks to provide visual interest. ***DONE***
d. Consider locating outdoor amenity spaces along active pedestrian circulation paths such as a greenway, as opposed to the interior of a property. ***DONE***
e. Consider locating an outdoor amenity space on a rooftop. ***n/a no roof amenities are provided***
3.19 Locate outdoor amenity space where it will be shaded in summer months.
a. Design an outdoor amenity space to be cool in the summer months and warm in the winter months. b. The opportunity to include shade trees or a pergola with lattice, to maintain a partial view of the sky, should be a determining factor when locating an outdoor amenity space.
3.20 Create outdoor amenity space in the remaining area when a building is set back from the build-to line. **DONE-Outdoor amenity takes advantage of storm drainage easement area where building cannot be constructed.**

**Recreation Space**
3.28 Design recreation areas to provide options for a variety of users. ***DONE-pool, resident's activity areas in courtyard, dog park***
3.29 Design and furnish a recreation area to fit with the context of its development.

**Structured Parking**
3.36 Wrapping the parking with an active use is preferred. ***DONE Lofted units & amenities at street level***

**Landscape Design - McAdams - *See landscape plans***
3.42 Use a coordinated landscape palette to establish a sense of visual continuity within a site.
3.43 Integrate landscaping and stormwater management systems.
3.44 Coordinate a fence or wall with the overall site design.
3.45 Use a material that is durable and compatible with that of adjacent buildings and other site features.
3.46 Design a retaining wall to minimize impacts on the natural character of the site.
3.47 Incorporate design variations in a site wall to create interest.

**Working with Topography**
3.48 Design a site to integrate with existing topography. ***DONE***
a. Where regrading a site is necessary, design it to minimize impacts to landform stability and built environment.
b. Use a series of landscaped terraces or stepped walls where a taller cut or change in grade is necessary.
3.51 Design a building to step with the existing topography of a site.
a. Step building foundations to follow site contours, when feasible.
b. "Terrace" a building into a hillside to minimize site disturbance and create private outdoor spaces and site features.
c. Step the first floor of a building along a sloped street to maintain a close connection to the sidewalk level.
d. Maintain continuous upper floor plates by varying first floor heights according to changes in grade. ***DONE***
3.52 Define facade elements to respond to changes in topography. ***DONE***
a. Step building entrances to follow changes in building foundations. ***DONE***
b. Step windows with topography to ensure a continued visual connection and an active edge for pedestrians. ***DONE***
c. Limit the maximum length of an exposed foundation wall to maintain an active building edge.
d. Limit the maximum height of an exposed foundation wall to maintain a pedestrian scale.
3.53 Step outdoor amenity spaces to follow changes in topography.
a. Use site elements such as seat walls and berms to transition between changes in grade.
b. Integrate landscape elements such as seating, lighting and others with changes in grade.
c. Consider locating a sloped sidewalk adjacent to stepped hardscape areas in order to maintain ADA access.

3.54 Provide frequent connections between the public walk and the site and its building(s). ***DONE at walk outs from apartments and accessory spaces.***
a. Include regularly spaced connections between pedestrian circulation systems and the finished grade of a project site. ***DONE***
b. Avoid using sheer sitewalls that limit pedestrian access into a site from the public way.
3.55 Retaining walls are subject to the same guidance as blank walls. Use one or more of the following methods: Vertical landscaping, Public art, Change in materials and color, Integrate seating into wall

**Service Areas and Utilities**
3.56 Locate a service area or utility to minimize visual impacts from the street and sidewalk.
a. Locate a service area out of public view, when feasible. ***DONE at rear Garage Entry***
b. Locate a service area away from streets, residential areas or outdoor amenity space. ***DONE at rear Garage Entry***
c. Locate a service area or utility to the side or rear of a primary structure. ***DONE at rear Garage Entry***
d. Orient a service area toward a service lane or alley.
e. Locate a service area to minimize conflicts with other abutting uses.
3.57 Enclose a free-standing utility or service area. ***DONE at transformer court***
a. Design a service area or utility to be visually subordinate.
b. Use a similar material and color palette for service areas and utilities, when separate from a primary building. ***DONE***
c. Screen the entrance to a service area or utility with a solid gate made from painted metal, wood or other high-quality, non-reflective material that is detailed for visual interest. ***DONE at transformer court***
d. Do not use chain link fencing.
3.59 Integrate mechanical equipment into the design of a building. ***DONE - rooftop HVAC***
3.58 Provide lighting for service areas and utilities. ***DONE***

**Stormwater Management (appearance)**
3.64 Incorporate Low Impact Development (LID) principles to mitigate stormwater impacts.
3.65 Incorporate and design stormwater management systems as site amenities.

**Phased Improvements**
3.67 Plan incremental improvements to accommodate future development. ***This project is Phase 3 of apartment projects across both Bennett Way and Elliott Road.***
3.68 Design phased improvements to enhance the pedestrian environment of an existing development.

**Sensitive Site Design Transitions**
3.69 Design a site with a new land use to be compatible with adjacent neighborhoods.
a. Place and orient a building to minimize potential negative impacts on an adjacent residential neighborhood.
b. Avoid orienting the rear of a building toward an adjacent residential neighborhood. ***DONE***
c. Avoid creating an impassible barrier between a newly developed site and an adjacent neighborhood.
d. Do not locate a mechanical or service area directly adjacent to a residential neighborhood. ***DONE***
3.71 Provide pedestrian, bike and vehicular connections to adjacent neighborhoods. ***DONE***
3.72 Design site transitions to connect to future/ proposed developments. ***DONE***
3.74 If a property is located along a curved portion of Booker Creek, place a building edge(s) to respond to the Creek's curvilinear shape and to activate a community amenity.

**CHAPTER 4 – BUILDING DESIGN**
**Architectural Character**
4.1 Innovative new designs that draw upon local and regional design traditions are preferred. ***DONE- contemporary architectural style with use of traditional and contemporary materials***
a. Design a building to provide a sense of authenticity in its form and materials. ***DONE, brick used at base of building, lighter materials used above***
b. Maintain cohesiveness in new building designs, where materials, features, and building form all work together. ***DONE, composition of large building broken down into regular and relatable parts***
c. Standardized corporate architecture that does not reflect local traditions is discouraged. **N/A - not a prototype / cookie cutter building, but designed specifically for this site**
4.2 Create a pedestrian-friendly environment with all new projects. ***DONE, porches and stoops along facades, multiple entrances, windows, doors***
a. Use architectural devices that promote shading and cooling. These include: Awnings, Canopies, Arcades, Matte finish materials ***DONE***
b. Use building elements to create a street edge that invites pedestrian activity. These include: First floor canopies that complement the character of the building and its street front, Architectural details that provide a sense of scale, Wall surfaces with visually interesting detailing, textures and colors, Art including sculptures, friezes and murals ***DONE***

c. Develop an active building edge to enhance pedestrian interest. This may include: **Respond to Changes in Topography** (Chapter 3, page 66), **Building Articulation** (Chapter 4, page 90), **Architectural Features** (Chapter 4, page 97), Building Elements (Chapter 4, page 106), **Building Materials** (Chapter 4, page 108). **Windowless Facade Alternatives** (Diagram 4-8), **Pedestrian-Friendly Commercial Ground Floor** (Diagram 4-9) ***- highlighted items applicable -DONE***
4.3 Utilize sustainable building design solutions throughout the Blue Hill District.
a. New building designs that promote energy conservation while adding visual interest should be supported. ***Energy Star and NC Energy Code for new Construction***
b. Design building projects to reduce environmental impacts, like stormwater runoff, on the public streetscape.
4.4 Design with energy efficiency and use of renewable energy as top priorities.
a. Examine energy efficiency opportunities when developing a site design for a new project.
b. Examine building performance and system efficiency for all new projects. ***ComCheck***
c. Utilize external shading (integrated into the building and/or with landscape) to keep out summer sun and let in winter sun.
Design windows to maximize indirect daylight into interior spaces.
e. Use exterior shading devices, such as overhangs and light shelves, to manage solar gain in the summer months and welcome solar access in winter months. ***Recessed French Doors at balconies to each unit and canopies at other entrances***
f. Incorporate renewable energy systems, such as solar thermal for HVAC and hot water systems, and a solar PV system or wind turbine for electricity.
g. Incorporate features for daylighting the upper floor of a building, such as clerestories or roof monitors.
4.8 Use sustainable building materials whenever possible. These materials may be: Locally manufactured, Low maintenance, Materials with long life spans, Recycled materials
4.9 Incorporate building elements that allow for natural environmental control, such as the following: ***Operable windows*** for natural ventilation to reduce air conditioning needs, Locating vertical or horizontal shading devices to reduce solar heat gain, Daylighting strategies to reduce electrical lighting demand, Thermal mass or building materials that are capable of storing heat, which will reduce heat transferred through a building envelope., "Green roof" to provide insulation, absorb water, and reduce heat island effect.
4.10 Minimize the visual impacts of energy devices on the character of the District. ***DONE***
a. Mount equipment (***HVAC on Roof***) where it has the least visual impact on buildings and important view corridors.
b. Where exposed hardware frames and piping are visible, use a matte finish and color that is consistent with the color scheme of the primary structure.

**Building Mass and Scale**
**Building Height:**
4.11 Provide variation in building heights.
a. Incorporate height variations to reduce the scale of a building. ***DONE***
b. Use variation in building and parapet heights to add visual interest and reduce boxy or monolithic building masses.
4.12 Locate the taller portion of a structure away from neighboring residential buildings of lower scale or other sensitive edges. ***DONE***
a. Step down a taller, new building toward existing, lower-scaled neighbors.
b. Where permitted by the base zoning, locate towers and other taller structures to minimize looming effects and shading of lower scaled neighbors.
4.13 Establish a sense of human scale in the design of a new building.
a. Use vertical and horizontal articulation techniques to reduce the apparent scale of a larger building mass. ***DONE***
b. Use articulation techniques in proportion to a building's overall mass. For example, deeper insets are needed as a building's length increases.
c. Apply materials in units, panels or modules that help to convey a sense of scale. ***DONE***
d. Create a sense of texture through shadow lines which also provide a sense of depth and visual interest ***DONE, off sets at balconies from main facade, regular breaks and offset in massing and roof comice lines, use of different exterior materials to break up massing and scale of walls.***
4.14 Incorporate horizontal expression lines to establish a sense of scale. ***DONE***
a. Use moldings, a change in material, or an offset in the wall plane to define the scale of lower floors in relation to the street. ***DONE, brick at base***
b. Align architectural features with similar features along the street, where a distinct alignment pattern already exists. ***Brickline height aligns with the height of brick of The Hartley across Bennett Way for visual continuity.***
4.15 Provide vertical articulation in a larger building mass to establish a sense of scale. ***DONE***
a. Use moldings, columns, a change in material or an offset in the wall plane to define different building modules. ***DONE***
B. Organize modules to reflect traditional lots widths or facade dimensions.
4.16 Use materials to convey a sense of human scale and visual interest to pedestrians. ***DONE***

4.17 Incorporate balconies to create depth and interest on a building facade. ***DONE***
a. Integrate balconies into the design of a building facade to express different modules. ***DONE***
b. Use a balcony to provide shade for the sidewalk or lower balcony areas. ***DONE***
4.18 Vary cornice lines to create visual interest.
a. Create a sense of visual interest by using a variety of cornice heights for individual modules. ***DONE***
4.19 Create a sense of visual interest by using a variety of roof heights along the street.
a. Vary roof heights through differences in roof form and parapet height. ***DONE***
b. Vary the roof profile by stepping down some parts of the facade.
4.20 Incorporate a roof form that provides a "cap." ***DONE***
a. Define a flat roof form with a distinct parapet or cornice line. This can help reinforce a vertical base, middle and cap building articulation, and contribute to a sense of iconic design. ***DONE***
b. Use an overhang on sloped roof forms on multi-family buildings. This helps to define the roof as a building cap.
4.21 Utilize one of the following methods to design a building that is located on the corner:
a, Chamfer the corner and provide a visual connection between the street and the interior at the ground level. ***DONE***
b. Curve the corner of the building.
c. Increase the setback from one or both of the street frontages with a corner plaza.
d. Create an enhanced linear outdoor space along one or both of the street frontages. ***DONE on Elliott Road***

**Architectural Features (Design Elements)**
4.22 Design a building facade to enhance community image.
a. Incorporate design features that add depth and detail, such as deep roof eaves and changes in the facade plane that create patterns of light and shadow. ***DONE***
b. Use high-quality building materials on visible facades. ***DONE***
4.23 Design a building facade to be compatible with its context.
a. When possible, align canopies, windows and roof cornices on adjacent buildings.
b. Use materials or other facade features that are compatible with adjacent buildings. ***DONE - brick and fiber cement***
4.24 Design a building facade to convey visual interest.
a. Incorporate facade features such as pergolas, arcades or awnings to add visual interest. ***DONE - CANOPIES***
4.25 Design the ground floor to engage the public realm and promote pedestrian activity. ***DONE***
a. Incorporate recessed entries, courtyards or other setbacks in the ground floor facade. ***DONE***
b. Use design features such as windows, display areas and awnings to engage the street and add pedestrian interest. ***DONE***
c. Avoid long blank wall areas that will diminish pedestrian interest. Instead, add visual interest to blank walls through at least one of the techniques shown in Diagram 4-8. ***DONE***
4.26 Use building materials to define the ground floor and add visual interest.
a. Use changes in material to add ground-floor interest. ***DONE***
b. Define the ground floor of a building by incorporating a different material, color or texture. ***DONE***
4.27 Design the main entrance to be clearly identifiable.
a. Use an architectural element(s) to highlight an entrance, and to provide weather protection, where feasible. Potential treatments include: Canopy, Awning, Arcade Portico, Building recess, Moldings, Change in material, Change in color ***DONE***
b. Use variation in building mass and height to highlight a main entrance.
4.28 Orient the primary entrance of a building to face a street, plaza or pedestrian way.
a. Orient the primary entrance towards the street. ***DONE***
b. Use a "double-fronted" design that provides an entry to the street and another to an outdoor amenity space, plaza or a parking lot, when present. ***DONE***
C. In some cases, the front door may be positioned perpendicular to the street. Where this is the case, clearly define the entry. This may be achieved by: Incorporating a recessed entry, canopy or awning for commercial/mixed-use building types, or incorporating a porch, stoop or canopy for residential building types.
4.29 If a property is located along Booker Creek, orient an entry toward this natural feature.
4.30 Use an iconic design feature to foster a unique sense of place.
a. Incorporate iconic design features such as well-defined entries or tower elements into the design of a new development that is large-scale or located in a highly-visible location. Design an iconic design feature to be in proportion with a building and its features as well as nearby buildings.
4.31 Locate an iconic design feature to maximize its visibility and impact. Appropriate locations include: At a primary building entry, Adjacent to, or at the entrance to an outdoor public space, At the corner of a building (especially when the building itself is at the intersection of two streets or lanes), At the termination of a view or vista.

**Four sided building design**
4.32 Design a building to provide interest on all sides that will be viewed from the public realm. ***DONE***
a. All faces of a building should include architectural details to reduce the visual impact of a "back side." Visual interest can be provided through a variety of methods, including: Windows and doors , Building articulation techniques such as: » Accent lines » Color changes » Height variation » Minor wall offsets » Upper floor stepback » Material changes » Increased wall setbacks » (See Diagram 4-6 for additional information on the list of articulation options), Site walls and raised planters, Decorative wall treatments, including: » Wall art » A display window or display cases » Green walls ***DONE***
b. Incorporate more visual interest techniques on Primary walls to differentiate from Secondary/Tertiary walls.
c. Incorporate active uses and/or pedestrian-friendly features on the ground floor to encourage an enjoyable pedestrian experience. Secondary/tertiary walls may not have storefronts but should follow Diagram 4-9

**Building Elements**
4.33 Include building elements to create a street edge that invites pedestrian activity. Potential building elements to incorporate include: Building forecourts, Plazas, Arcades, Porches
4.34 Design a forecourt to enhance the pedestrian experience., Maintain the street edge, Engage the street, Provide interest and activity, Be accessible
4.35 Expanding the width of a forecourt may be considered as a design alternative when the edge is clearly defined.
a. Expand the design of a forecourt to increase pedestrian interest.
b. Design a forecourt to provide architectural interest and variation in the design of a building.
c. Use strategies as shown in Diagram 4-10 to define the public edge of a forecourt. Figure 4-37a Include an arcade to provide architectural interest and variation.
4.38 Incorporate a front porch to create a visual and functional connection between a residential building and the street.
a. Locate a front porch to define a residential entry. ***DONE***
b. Orient a front porch towards the street and sidewalk. ***DONE***
4.39 Incorporate building elements that are visually consistent with elements on adjacent, new buildings.
a. Include building elements that are of a scale and form similar to those on adjacent buildings. **DONE**
b. Do not copy building elements on adjacent redeveloped sites. Instead, incorporate building elements that are unique to the development but compliment those on neighboring structures.
**DONE**
4.40 Incorporate building materials that contribute to the visual continuity of the District.
a. Utilize genuine masonry, metal, and glass, where possible.
b. Avoid using imitation or highly reflective materials.
4.41 Develop simple combinations to retain the overall composition of the building.
a. Avoid mixing several materials in a way that would result in an overly busy design. ***DONE***
4.42 Use high quality, durable building materials.
a. Choose materials that are proven to be durable in the Chapel Hill climate. ***DONE***
b. Choose materials that are likely to maintain an intended finish over time or acquire a patina, when it is understood to be a desired outcome. ***DONE***
c. Incorporate building materials at the ground level that will withstand on-going contact with the public, sustaining impacts without compromising the appearance. ***DONE - Brick, Glass***
4.43 Alternative primary materials may be considered when they are designed to express modules and a sense of scale. These may include: Architectural metals, Glass curtain walls, Architectural concrete

**Building Materials**
4.44 Utilize traditional masonry materials such as stone, concrete and brick, where feasible.
a. Use genuine masonry units, which appear authentic in their depth and dimension. ***MODULAR BRICK***
b. Wrap masonry units around corners of wall to ensure that it does not appear to be an applied veneer. ***DONE***
4.45 Architectural metals may be considered as a primary building material for design alternatives on building walls.
a. Incorporate architectural metals that convey a sense of human scale. For example, use smaller-scaled panels, varying forms and designs to create patterns to provide visual interest and eliminate expanses of unarticulated wall space. ***DONE***
b. Choose a metal that has a proven durability in the Chapel Hill climate.
c. Detailing of architectural metals should be done in a manner that is consistent with the durability and longevity of the material.
4.46 Architectural concrete may be considered as a primary building material for design alternatives on building walls. ***N/A***
a. Detail architectural concrete to provide visual interest and convey a sense of scale.
b. Detail architectural concrete in a manner that is consistent with the durability and longevity of the material.
4.47 Architectural glass may be considered as a primary material.
a. Detail glass to provide a sense of scale.
b. On the ground floor, use glass that permits views into the building to activate the street. ***DONE***
c. Avoid the use of tinted windows on the ground. ***Clear Glass to be used***
d. Avoid the design of a glass box.

# BLUE HILL DISTRICT DESIGN GUIDELINES

**Windows**
4.48 Design a window to create depth and shadow on a facade.
***Deep Trim and Brick Returns***
a. Design a window on an upper floor to appear to be inset into the wall.
b. Avoid using a window that lacks depth.
c. Use light shelves to reduce direct solar gain through windows on appropriate sides of a building
4.49 Locate and space windows to express individual modules of a large facade, to express scale and to create rhythm along the block.
a. Provide consistent horizontal spacing between windows on a floor. ***DONE***
b. Vertically align windows on upper and lower floors. **DONE**
c. Provide a common head height for windows on a single floor. ***DONE*** Minor deviations may be appropriate for an accent, but vertical alignment and horizontal spacing should remain consistent.
d. If a glazed wall is incorporated, use spandrels, moldings, awnings or sills to provide vertical and horizontal expression. ***DONE***
4.50 Use durable window materials. **DONE**
a. Incorporate windows with metal or wood frames, where possible.
b. Avoid using window materials that do not have a proven durability, such as windows with warranties less than 10-years for example.
c. Avoid using thin window frames.

**Exterior Lighting**
4.51 Install exterior lighting that will enhance the public realm and improve the pedestrian experience. a. Design a lighting plan to enrich the appearance and function of the building and site.
b. Locate light fixtures to be visually subordinate to other building and site features during the day. c. Exterior lighting may be used to enhance the nighttime appearance of trees, shrubs and other landscape features.
d. Design lighting so that it does not endanger the safety of pedestrian or automobile traffic.
4.52 Use exterior lighting to highlight the distinctive features of a site, such as: Building entrance, Architectural details, Signs, Outdoor use areas, Public art
4.53 Minimize the visual impacts of architectural lighting on neighboring properties.
a. Use exterior light sources with a low level of luminescence.
b. In most cases, use white lights that cast a color similar to daylight.
c. Reserve washing an entire building elevation for civic buildings and landmark structures.
4.54 Use shielded and focused light sources to prevent glare and light pollution.
a. Provide shielded and focused light sources that direct light downward.
b. Do not use high intensity light sources or cast light directly upward.
c. Shield lighting associated with service areas, parking lots and parking structures.
d. Light sources should be designed, installed and maintained to prevent light trespass onto a neighboring property or the public right-of-way.
4.55 Coordinate fixture designs with abutting properties to establish a sense of continuity.
a. This is especially important for walkways and lanes that interconnect within a development.

# DESIGN ALTERNATIVES

**Regulating Ordinances and Documents:**
Land Use Management Ordinance Sec.3.11
Ephesus / Fordham Form District (Last Updated March 6, 2017)
Blue Hill District Design Guidelines – May 2018

**H. Application of Design Alternatives.** Where a development site poses a constraint making it difficult to meet the requirements of Section 3.11 (e.g., topography, lot size and shape, etc.), and where the Community Design Commission makes a finding that a proposed design alternative could provide an equivalent or better result that meets the purpose and intent of Section 3.11, the Community Design Commission may approve such an alternative design as part of a Certificate of Appropriateness.

- Applicable Section: **3.11.2.5 Frontages**

Type A Frontage
Parking location - Structured Parking: 30' minimum behind front building facade for all floors.

**Requested Design Alternative #1:**
**Applicant requests to allow variation for structured parking requirement off of Elliott Road.** Due to the small footprint of the site and to maximize parking and garage circulation, the main garage entrance will occur off of Elliott Road and parking spaces will occur at the upper levels of parking within the 30' minimum requirement. Architectural fenestration of the building at these levels/areas will tie in with the rest of the building facade so the parking levels will be camouflaged. Spandrel windows & brick finish will be used.

- Applicable Section: **3.11.2.5 Frontages**

Streetscape
Type A Frontages
C Tree planting zone(min)
Note: Between tree plantings, this area is only required to be hardscaped where retail frontages are located, or as otherwise determined by the Town Manager as desirable or necessary to support transit stops, other public infrastructure or pedestrian connectivity. 8' Tree spacing (on center, avg) 40'

**Requested Design Alternative #2 :**
**Allow variation in tree spacing on Bennett Way to accommodate fire apparatus.**

- Applicable Section: **5.14.7 Permitted Signs**

Building Signs
The chart that clarifies signage types allowed based on WR- & WX-subdistricts. WR- for Type A Frontage does not permit wall, canopy, or projecting signs. WX- for Type A Frontage does permit wall, canopy, or projecting signs.

**Requested Design Alternative #3:**
**Applicant requests that since building partially sits within WX- zoning designation, that signage permitted for WX- Type A Frontage be allowed to apply for entire building.** Owner would like to have the option of being able to install either wall, canopy, or projecting signage on the project.

- Applicable Section: **3.11.2.6.T Mass Variation**

Building Step Back
A ten (10') foot building step back above the second or third floor is also required for buildings four stories or greater at the boundary of the Form District.

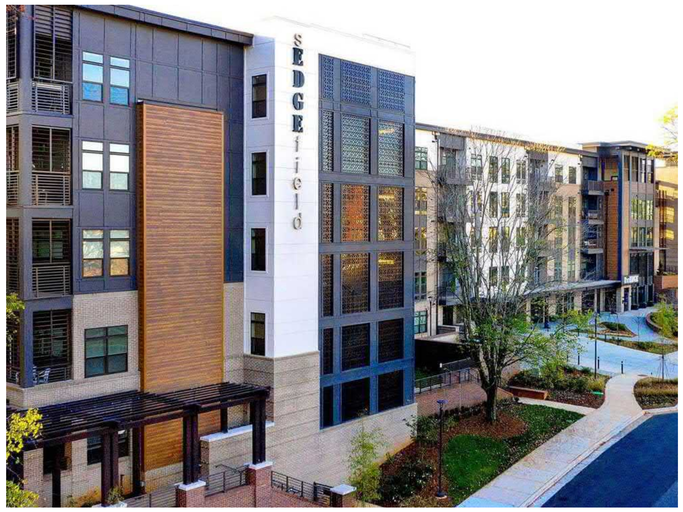
**Requested Design Alternative #4:**
**Applicant requests that full length of elevations facing Elliott Road & Bennett Way meet a stepback requirement of 8' or not at all in specific locations (at the corner units).** The majority of the 10' step back requirement is met on Elliott Road, which is the primary street frontage for the project. Bennett Way elevation complies with the 10' step back for the first 75' beyond the corner unit. The variations occur where by stepping back the facade would be detrimental to the architectural language being established at the corners; and where pushing the facade back the additional 2' would cause hardship on the units themselves. The exterior walls at the corners of the building on both elevations at the third floor do step back at an angle, although not the full 10'. While the balconies still project into this designated step back, they do offer a sense of depth & visual transparency.

Applicable Section: **3.11.2.3 Walkable Residential (WR-7) and 3.11.2.4 Walkable Mixed Use (WX-7)**
Story height - Ground Floor Elevation
Ground floor elevation (min/max) 2'/4'

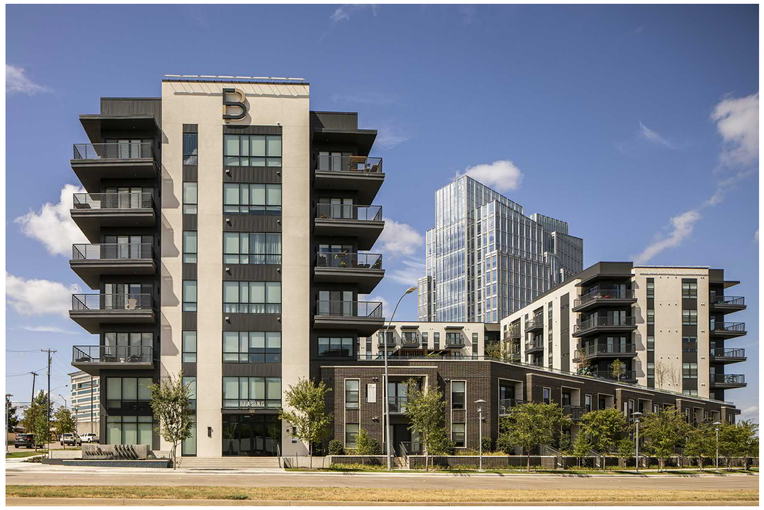
**Requested Design Alternative #5:**
**The tight relationship between the garage, which occurs on the entire site, and loft units at grade requires a balance to meet the pedestrian connection from both sidewalk and garage interior FFE. Applicant requests that the 2' min./4' max. ground floor elevation requirement be amended to 6" min./6' max for the loft units along Elliott Rd and Bennett Way.** The elevation of the garage level at grade must align with many different points of entry into the loft units that front the streets. Allowing this request would help to alleviate extreme/multiple ramps/stairs that would have to occur within the garage to meet the multiple connection points into these same units. As the sidewalk slopes up towards Bennett Way from the business center, the ground floor elevation change would range from 6' max and gradually reduce to 6" min along Elliott Road and around to Bennett Way.

HOUSING STUDIO
WOODFIELD DEVELOPMENT
McADAMS

# THE PARK - PHASE II
## CHAPEL HILL, NC
**1st COMMUNITY DESIGN COMMITTEE REVIEW / 1.24.2023**
**A0.01 - BLUE HILL DISTRICT DESIGN GUIDELINES & DESIGN ALTERNATIVES**




THE EDGE - CHARLOTTE, NC



BROADSTONE ON FIFTH - FORT WORTH, TX


PRESLEY - CHARLOTTE, NC


LINCOLN - CHARLOTTE, NC

BROADSTONE ON FIFTH - FORT WORTH, TX

STATION ON SILVER - HERNDON, VA

HOUSING STUDIO

WOODFIELD DEVELOPMENT

McADAMS

# THE PARK - PHASE II

## CHAPEL HILL, NC

**1st COMMUNITY DESIGN COMMITTEE REVIEW / 1.24.2023**

**A0.02 - PRECEDENT IMAGERY**

THE HARTLEY (THE PARK-PHASE 1A) - CHAPEL HILL, NC


THE GEORGE - FORT WORTH, T X


VOLTA ON PINE - LONG BEACH, CA

MORRISON YARD - CHARLESTON, SC

HOUSING STUDIO

WOODFIELD DEVELOPMENT

McADAMS

# THE PARK - PHASE II

## CHAPEL HILL, NC

**1st COMMUNITY DESIGN COMMITTEE REVIEW / 1.24.2023**

**A0.03 - PRECEDENT IMAGERY**

**PHASE 2 - 5 STORY APARTMENTS OVER 2 STORY PARKING DECK**
**CALCULATIONS BELOW PER LUMO ARTICLE 3.11**

**ZONING: WR-7**
EPHESUS FORDHAM FORM DISTRICT
FRONTAGE TYPE:
A-1 AT ELLIOTT ROAD / A-2 AT BENNETT WAY
SETBACKS:
FRONT - TYPE A1 - 0' MIN UP TO 10' MAX
FRONT - TYPE A2 - 0' MIN UP TO 20' MAX
SIDE (N/A)
REAR (N/A)
STORY HEIGHT: 2' MIN/4' MAX (SEE DESIGN ALTERNATIVE REQUEST #5)
LOT WIDTH:
RESIDENTIAL: 20' MIN.
ACTUAL: 129'-0"
BUILD TO ZONE (BTZ):
TYPE A1 FRONTAGE 80% OF BUILDING FAÇADE
PRIMARY TYPE A1 Required: 80% X 197' = 157.6
PRIMARY TYPE A1 Provided: 177' (88%)
TYPE A2 FRONTAGE 60% OF BUILDING FACADE
SECONDARY TYPE A2 BLOCK 2 Required: 60% X 240' = 144'
SECONDARY TYPE A2 BLOCK 2 Provided: 233' (62%)
SECONDARY TYPE A2 BLOCK 3 Required: 60% X 149' = 89.4'
SECONDARY TYPE A2 BLOCK 3 Provided: 149' (61%)
OUTDOOR AMENITY SPACE RATIO:
See Sheets A2.01 & A2.04
RECREATION SPACE RATIO:
See Sheets A2.01 & A2.04
BUILDING PASS THROUGH: N/A
BLOCK PARAMETERS:
MAX BLOCK LENGTH: 450'•
ACTUAL BLOCK LENGTH: 176'-8"
MAX BLOCK PERIMETER: 1,800'•
ACTUAL BLOCK PERIMETER: 583'-0"
TRANSPARENCY:
Ground Story Overall: Required – 20% min / Provided - 46%
Upper Story Overall: Required – 20% min / Provided - 35%
PEDESTRIAN ACCESS: 50' MAX SPACING
TREE PLANTING ZONE: 8'
SIDEWALK: 10'
STRUCTURED PARKING: 30' MIN FROM BUILDING FAÇADE
(SEE DESIGN ALTERNATIVE REQUEST# 1)

**ZONING: WX-7**
EPHESUS FORDHAM FORM DISTRICT
FRONTAGE TYPE: A-1
SETBACKS:
FRONT 0' MIN UP TO 10' MAX
SIDE (N/A)
REAR (N/A)
STORY HEIGHT: 2' MIN/4' MAX (SEE DESIGN ALTERNATIVE REQUEST #5)
LOT WIDTH:
MIXED USE/NONRESIDENTIAL: 50' MIN.
ACTUAL: 133'-11"
BUILD TO ZONE (BTZ):
TYPE A1 FRONTAGE 80% OF BUILDING FAÇADE
Required: 80% x 150' = 120'
Provided: 142' (85%)
OUTDOOR AMENITY SPACE RATIO:
See Sheets A2.01 & A2.04
RECREATION SPACE RATIO:
See Sheets A2.01 & A2.04
BUILDING PASS THROUGH: N/A
BLOCK PARAMETERS:
MAX BLOCK LENGH: 450'
ACTUAL BLOCK LENGTH: 141'-7"
MAX BLOCK PERIMETER: 1,800'
ACTUAL BLOCK PERIMETER: 583'-0"
TRANSPARENCY:
Ground Story Overall: Required – 60% min Non-residential / Provided - 68%
Upper Story Overall: Required – 20% min / Provided - 29%
PEDESTRIAN ACCESS: 50'MAX SPACING
TREE PLANTING ZONE: 8'
SIDEWALK: 10'
STRUCTURED PARKING: 30' MIN FROM BUILDING FAÇADE
SXN. 3.11.3.5.A.4a - NON-RESIDENTIAL USE: BUSINESS CENTER
Required: 10% MINIMUM - 30,480 SF X 10% = 3,048 SF
Provided: 3,191 SF (10.5%)

**LEGEND:**
- OUTDOOR AMENITY SPACE
- RECREATION SPACE / RESIDENT AMENITY
- TALL ONE STORY UNITS W/MEZZANINES
- LEASING / AMENITY SPACE
- TWO STORY BUSINESS CENTER (NON-RESIDENTIAL/ COMMERICAL)
- RESIDENTIAL / BALCONIES
- RESIDENTIAL COURTYARDS
- PARKING GARAGE
- EXISTING TRANSFORMERS
- BACKFLOW
- NEW TRANSFORMERS

PROPOSED ADJACENT BUILDING FOOTPRINT
RESIDENT RECREATION SPACE (LEASING OFFICE AMENITY)
RECREATION SPACE - DOG PARK/RESIDENT ACCESS ONLY
30' STORM DRAINAGE EASEMENT
OUTDOOR AMENITY SPACE - DOG PARK/ PUBLIC ACCESS
OUTDOOR AMENITY SPACE (BUSINESS CENTER AMENITY)
DASHED AREA INDICATES NON-RESIDENTIAL USE (3,191 SF) - 10.5% OF WX-7 HEATED FOOTPRINT ABOVE (+/- 30,480 SF), 10% MIN. REQUIRED
STORM DRAINAGE EASEMENT
5' REAR & SIDE SETBACK LINES
ROW 0' SETBACK
PROPOSED ADJACENT BUILDING FOOTPRINT AND DRIVEWAY
ROW/PROPERTY LINE
ZONING LINE
WX-7
WR-7
TRASH/ RECYCLING
24' MIN. WIDE GARAGE ENTRY
MAIN UTIL.
LEASING OFFICE ENTRY
MAIN UTIL.
+/- 2,180 SF LOBBY 2-STORIES TALL
PRINCIPLE ENTRANCE (*) TO LEASING
PRINCIPLE ENTRANCE (*) TO AMENITY
HC
HC VAN
TENANT ACCESS GATE AT VEHICULAR ENTRANCE
TENANT ENTRANCE TO GARAGE
48'-11" (50'-0" MAX)
RESIDENT AMENITY
WR-7 BLOCK 2 - 60% X 240' = 144' REQUIRED BUILT OUT
255'-6"
SECONDARY / TYPE A-2 FRONTAGE
THE HARTLEY (THE PARK - PHASE 1A)
NEW SCREEN WALL & GATES AT TRANSFORMER/ BACKFLOW COURT (OPEN ABOVE) - POSSIBLE PUBLIC ART OPPORTUNITY
EXISTING FENCING/ GATES TO BE REMOVED
**BUILDING 1**
**GARAGE (382 TOTAL PARKING)**
27'-9"
30'-0"
RAMP
JUMP RAMP
RAMP
14' X 24' MOVE-IN/ LOADING
BIKE STORAGE/ REPAIR
30'-0"
31'-1"
48'-8"
20'-0"
30'-0"
80'-0"
10'-0"
SECTION A-A
A-A
SECTION B-B
B-B
BENNETT WAY
PRINCIPLE ENTRANCES TO BUSINESS CENTER
PRINCIPLE ENTRANCE TO GROUND FLOOR LOFT UNITS (*)/ STOOP WITH CONNECTION TO STREET
TENANT ENTRANCE TO GARAGE
TENANT ACCESS GATE AT VEHICULAR ENTRANCE
PRINCIPLE ENTRANCE TO GROUND FLOOR UNITS (*)/ STOOP WITH CONNECTION TO STREET
27'-8"
141'-7"
WX-7 FRONTAGE
24'-2"
22'-10"
24'-0"
42'-0"
24' WIDE MIN. GARAGE ENTRY
20' TYPE A2 SETBACK
10' TYPE A1 SETBACK
ROW 0' SETBACK
N
133'-11"
149'-11"
PRIMARY / TYPE A-1 FRONTAGE
177'-11"
197'-5"
WX-7 BLOCK - 80% X 150' = 120' REQUIRED BUILT OUT
WR-7 BLOCK 1 - 80% X 197' = 157.6' REQUIRED BUILT OUT
ELLIOTT ROAD

HOUSING STUDIO
WOODFIELD DEVELOPMENT
McADAMS

# THE PARK - PHASE II
## CHAPEL HILL, NC
1st COMMUNITY DESIGN COMMITTEE REVIEW / 1.24.2023
A1.01 - CONCEPTUAL SITE PLAN AT GRADE
SCALE: 1/16" = 1'-0"

| | | |
|---|---|---|
| +/- 220 PARKING SPACES @ LEVELS P1 & P1.5<br>+/- 162 PARKING SPACES @ LEVEL P2<br>+/- 382 TOTAL PARKING SPACES<br>(388 MAX SPACES ALLOWED) | 260 UNITS<br>64% 1BR<br>30% 2BR<br>6% 3BR | PROJECT TOTAL SF<br>GARAGE - 194,614 SF<br>APARTMENT-262,245 SF |

**PHASE 2 - 5 STORY APARTMENTS OVER 2 STORY PARKING DECK CALCULATIONS BELOW PER LUMO ARTICLE 3.11**

**ZONING: WR-7**
EPHESUS FORDHAM FORM DISTRICT
FRONTAGE TYPE:
A-1 AT ELLIOTT ROAD / A-2 AT BENNETT WAY
SETBACKS:
FRONT - TYPE A1 - 0' MIN UP TO 10' MAX
FRONT - TYPE A2 - 0' MIN UP TO 20' MAX
SIDE (N/A)
REAR (N/A)
STORY HEIGHT: 2' MIN/4' MAX (SEE DESIGN ALTERNATIVE REQUEST #5)
LOT WIDTH:
RESIDENTIAL: 20' MIN.
ACTUAL: 129'-0"
BUILD TO ZONE (BTZ):
TYPE A1 FRONTAGE 80% OF BUILDING FAÇADE
PRIMARY TYPE A1 Required: 80% X 197' = 157.6
PRIMARY TYPE A1 Provided: 177' (88%)
TYPE A2 FRONTAGE 60% OF BUILDING FACADE
SECONDARY TYPE A2 BLOCK 2 Required: 60% X 240' = 144'
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SECONDARY TYPE A2 BLOCK 3 Required: 60% X 149' = 89.4'
SECONDARY TYPE A2 BLOCK 3 Provided: 149' (61%)
OUTDOOR AMENITY SPACE RATIO:
See Sheets A2.01 & A2.04
RECREATION SPACE RATIO:
See Sheets A2.01 & A2.04
BUILDING PASS THROUGH: N/A
BLOCK PARAMETERS:
MAX BLOCK LENGTH: 450'
ACTUAL BLOCK LENGTH: 176'-8"
MAX BLOCK PERIMETER: 1,800'
ACTUAL BLOCK PERIMETER: 583'-0"
TRANSPARENCY:
Ground Story Overall: Required – 20% min / Provided - 46%
Upper Story Overall: Required – 20% min / Provided - 35%
PEDESTRIAN ACCESS: 50' MAX SPACING
TREE PLANTING ZONE: 8'
SIDEWALK: 10'
STRUCTURED PARKING: 30' MIN FROM BUILDING FAÇADE
(SEE DESIGN ALTERNATIVE REQUEST# 1)

**ZONING: WX-7**
EPHESUS FORDHAM FORM DISTRICT
FRONTAGE TYPE: A-1
SETBACKS:
FRONT 0' MIN UP TO 10' MAX
SIDE (N/A)
REAR (N/A)
STORY HEIGHT: 2' MIN/4' MAX (SEE DESIGN ALTERNATIVE REQUEST #5)
LOT WIDTH:
MIXED USE/NONRESIDENTIAL: 50' MIN.
ACTUAL: 133'-11"
BUILD TO ZONE (BTZ):
TYPE A1 FRONTAGE 80% OF BUILDING FAÇADE
Required: 80% x 150' = 120'
Provided: 142' (85%)
OUTDOOR AMENITY SPACE RATIO:
See Sheets A2.01 & A2.04
RECREATION SPACE RATIO:
See Sheets A2.01 & A2.04
BUILDING PASS THROUGH: N/A
BLOCK PARAMETERS:
MAX BLOCK LENGTH: 450'
ACTUAL BLOCK LENGTH: 141'-7"
MAX BLOCK PERIMETER: 1,800'
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TRANSPARENCY:
Ground Story Overall: Required – 60% min Non-residential / Provided - 68%
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PEDESTRIAN ACCESS: 50'MAX SPACING
TREE PLANTING ZONE: 8'
SIDEWALK: 10'
STRUCTURED PARKING: 30' MIN FROM BUILDING FAÇADE
SXN. 3.11.3.5.A.4a - NON-RESIDENTIAL USE: BUSINESS CENTER
Required: 10% MINIMUM - 30,480 SF X 10% = 3,048 SF
Provided: 3,191 SF (10.5%)

**LEGEND:**
- OUTDOOR AMENITY SPACE
- RECREATION SPACE / RESIDENT AMENITY
- TALL ONE STORY UNITS W/MEZZANINES
- LEASING / AMENITY SPACE
- TWO STORY BUSINESS CENTER (NON-RESIDENTIAL/ COMMERICAL)
- RESIDENTIAL / BALCONIES
- RESIDENTIAL COURTYARDS
- PARKING GARAGE
- EXISTING TRANSFORMERS
- BACKFLOW
- NEW TRANSFORMERS

PROPOSED ADJACENT BUILDING FOOTPRINT
5' REAR & SIDE SETBACK LINES
ROW 0' SETBACK
30'-0"
PROPOSED ADJACENT BUILDING FOOTPRINT AND DRIVEWAY
WX-7
WR-7
ZONING LINE
THE HARTLEY (THE PARK - PHASE 1A)
COURTYARD ACCESS AT LEVEL 3
COURT YARD
LOBBY
226'-9"
BENNETT WAY
TYPE A-2 FRONTAGE
OPEN ARCADE AT LEVELS 3 & 4
5 STORY APARTMENTS
+/- 2,200 SF POOL CLUB AT 3RD FL.
134'-3"
POOL DECK AT PODIUM LEVEL 3
106'-1"
SECTION A-A
SECTION B-B
A-A
B-B
75'-4"
116'-4"
323'-2"
TYPE A-1 FRONTAGE
20' TYPE A2 SETBACK
10' TYPE A1 SETBACK
ROW 0' SETBACK
ELLIOTT ROAD
N

HOUSING STUDIO
WOODFIELD DEVELOPMENT
MCADAMS

# THE PARK - PHASE II
## CHAPEL HILL, NC
1st COMMUNITY DESIGN COMMITTEE REVIEW / 1.24.2023
A1.02 - CONCEPTUAL SITE PLAN AT POOL LEVEL
SCALE: 1/16" = 1'-0"

| | | |
|---|---|---|
| +/- 220 PARKING SPACES @ LEVELS P1 & P1.5<br>+/- 162 PARKING SPACES @ LEVEL P2<br>+/- 382 TOTAL PARKING SPACES<br>(388 MAX SPACES ALLOWED) | 260 UNITS<br>64% 1BR<br>30% 2BR<br>6% 3BR | PROJECT TOTAL SF<br>GARAGE - 194,614 SF<br>APARTMENT-262,245 SF |

## THE PARK - PHASE II - UNIT MIX - CONCEPTUAL

| UNIT TYPE | DESCRIPTION | HEATED | GROSS | PROJECT TOTAL | % TOTAL | TOTAL HEATED (sq ft) | TOTAL GROSS (sq ft) |
|---|---|---|---|---|---|---|---|
| **A0** | 1 BR / 1 BA | 726 | | 5 | 1.92% | 3,630 | 0 |
| **A1** | 1 BR / 1 BA | 726 | | 5 | 1.92% | 3,630 | 0 |
| **A2** | 1 BR / 1 BA | 778 | | 10 | 3.85% | 7,780 | 0 |
| **A3** | 1 BR / 1 BA | 840 | | 10 | 3.85% | 8,400 | 0 |
| **A4 (Above Arcade)** | 1 BR / 1 BA | 616 | | 3 | 1.15% | 1,848 | 0 |
| **A5** | 1 BR / 1 BA | 715 | | 5 | 1.92% | 3,575 | 0 |
| **A6** | 1 BR / 1 BA | 600 | | 35 | 13.46% | 21,000 | 0 |
| **A7** | 1 BR / 1 BA | 696 | | 5 | 1.92% | 3,480 | 0 |
| **A8** | 1 BR / 1 BA | 818 | | 5 | 1.92% | 4,090 | 0 |
| **A9** | 1 BR / 1 BA | 716 | | 5 | 1.92% | 3,580 | 0 |
| **A10** | 1 BR / 1 BA | 720 | | 62 | 23.85% | 44,640 | 0 |
| **A11** | 1 BR / 1 BA | 817 | | 5 | 1.92% | 4,085 | 0 |
| **A12** | 1 BR / 1 BA + DEN | 840 | | 5 | 1.92% | 4,200 | 0 |
| **A13** | 1 BR / 1 BA | 619 | | 3 | 1.15% | 1,857 | 0 |
| | | | | | | | |
| **TOTAL** | **1 BEDROOM** | | | **163** | **62.69%** | **115,795** | **0** |
| | | | | | | | |
| **B0** | 2 BR / 2 BA | 990 | | 5 | 1.92% | 4,950 | 0 |
| **B1** | 2 BR / 2 BA | 969 | | 5 | 1.92% | 4,845 | 0 |
| **B2** | 2 BR / 2 BA | 990 | | 10 | 3.85% | 9,900 | 0 |
| **B3** | 2 BR / 2 BA | 1,180 | | 5 | 1.92% | 5,900 | 0 |
| **B4** | 2 BR / 2 BA | 936 | | 5 | 1.92% | 4,680 | 0 |
| **B5** | 2 BR / 2 BA | 1,134 | | 5 | 1.92% | 5,670 | 0 |
| **B6** | 2 BR / 2 BA | 958 | | 5 | 1.92% | 4,790 | 0 |
| **B7** | 2 BR / 2 BA | 1,256 | | 5 | 1.92% | 6,280 | 0 |
| **B8** | 2 BR / 2 BA | 1,136 | | 5 | 1.92% | 5,680 | 0 |
| **B9** | 2 BR / 2 BA | 1,196 | | 25 | 9.62% | 29,900 | 0 |
| **B10** | 2 BR / 2 BA + DEN | 1,246 | | 5 | 1.92% | 6,230 | 0 |
| | | | | | | | |
| **TOTAL** | **2 BEDROOM** | | | **80** | **30.77%** | **88,825** | **0** |
| | | | | | | | |
| **C1** | 3 BR / 2 BA | 1,565 | | 4 | 1.54% | 6,260 | 0 |
| **C2** | 3 BR / 2 BA | 1,764 | | 5 | 1.92% | 8,820 | 0 |
| | | | | | | | |
| **TOTAL** | **3 BEDROOM** | | | **9** | **3.46%** | **15,080** | **0** |
| | | | | | | | |
| **D1** | 3 BR / 2 BA + MEZZ | 1,655 | | 1 | 0.38% | 1,655 | 0 |
| **D2** | 3 BR / 2 BA + MEZZ | 1,718 | | 1 | 0.38% | 1,718 | 0 |
| **D3** | 3 BR / 2 BA + MEZZ | 1,854 | | 1 | 0.38% | 1,854 | 0 |
| **D4** | 3 BR / 2 BA + MEZZ | 1,835 | | 1 | 0.38% | 1,835 | 0 |
| **D5** | 3 BR / 2 BA + MEZZ | 1,980 | | 1 | 0.38% | 1,980 | 0 |
| **D6** | 3 BR / 2 BA + MEZZ | 1,820 | | 1 | 0.38% | 1,820 | 0 |
| **D7** | 3 BR / 2 BA + MEZZ | 1,570 | | 1 | 0.38% | 1,570 | 0 |
| | | | | | | | |
| **TOTAL** | **3 BEDROOM** | | | **7** | **2.69%** | **12,432** | **0** |
| | | | | | | | |
| **D8** | 2 BR / 2 BA + MEZZ | 1,255 | | 1 | 0.38% | 1,255 | 0 |
| | | | | | | | |
| **TOTAL** | **2 BEDROOM** | | | **1** | **0.38%** | **1,255** | **0** |
| | | | | | | | |
| **TOTAL UNITS** | | | | **260** | **100.00%** | **233,387 SF** | **0** |
| | | | | | | | |
| **AVERAGE SF** | | | | | | **898** | **0** |
| | | | | | | | |
| **CLUB/LEASING** | | | 10,300 SF | | | | |
| **STRUCTURED PARKING SPACES 3 LEVELS** | **(373 BEDROOMS)** | | 382 | | | | |

HEATED AREA IS MEASURED TO EXTERIOR FACE OF STUD
GROSS AREA = HEATED AREA + BALCONY AREA

HOUSING STUDIO

WOODFIELD DEVELOPMENT

MCADAMS

# THE PARK - PHASE II

# CHAPEL HILL, NC

**1st COMMUNITY DESIGN COMMITTEE REVIEW / 1.24.2023**
**A1.03 - CONCEPTUAL UNIT MIX**
**SCALE: 1/16" = 1'-0"**

PROPOSED ADJACENT BUILDING FOOTPRINT

RESIDENT RECREATION SPACE (LEASING OFFICE AMENITY)

RECREATION SPACE - DOG PARK/RESIDENT ACCESS ONLY

30' STORM DRAINAGE EASEMENT

GARAGE TO BE SCREENED WITH ARCHITECTURAL TREATMENT

OUTDOOR AMENITY SPACE - DOG PARK/ PUBLIC ACCESS

SECTION A-A

OUTDOOR AMENITY SPACE (BUSINESS CENTER AMENITY)

DOG PARK ACCESS

SECTION B-B

SPECIAL PAVERS

LOFT UNITS WITH DIRECT STREET ACCESS & GARAGE ENTRANCE

TRASH/ RECYCLING

24' WIDE GARAGE ENTRY

MAIN UTIL.

LEASING OFFICE ENTRY

MAIN UTIL.

+/- 2,180 SF LOBBY 2-STORIES TALL (LEASING)

HC

HC VAN

BUILDING 1 GARAGE

RAMP

JUMP RAMP

RAMP

98 PARKING SPACES

POTENTIAL ADDITIONAL TANDEM SPACES UNDER JUMP RAMP

BIKE STORAGE/ REPAIR

24' WIDE MIN. GARAGE ENTRY

+/- 1,850 SF RESIDENTIAL AMENITIES

D-1

D-2

D-3

D-4

D-5

D-6

D-7

D-8

14' X 24' MOVE-IN/ LOADING

UP

WX-7

WR-7

ROW/PROPERTY LINE

ZONING LINE

PROPOSED ADJACENT BUILDING FOOTPRINT AND DRIVEWAY

SPECIAL PAVERS

NEW SCREEN WALL & GATES AT TRANSFORMER/ BACKFLOW COURT (OPEN ABOVE) - POSSIBLE PUBLIC ART OPPORTUNITY

REMOVE EXISTING TRANSFORMER ENCLOSURE

THE HARTLEY (THE PARK - PHASE 1A)

BENNETT WAY

ELLIOTT ROAD

N

**LEGEND:**

- OUTDOOR AMENITY SPACE
- RECREATION SPACE / RESIDENT AMENITY
- TALL ONE STORY UNITS W/MEZZANINES
- LEASING / AMENITY SPACE
- TWO STORY BUSINESS CENTER (NON-RESIDENTIAL/ COMMERICAL)
- RESIDENTIAL / BALCONIES
- RESIDENTIAL COURTYARDS
- PARKING GARAGE
- EXISTING TRANSFORMERS
- BACKFLOW
- NEW TRANSFORMERS

**FIRE PROTECTION DESIGN NOTES**

1. NFPA 13 SYSTEM TO BE INSTALLED THROUGHOUT GARAGE, RESIDENTIAL, & AMENITY/LEASING AREAS.
2. STANDPIPES WILL BE INSTALLED & OPERATIONAL AS REQUIRED PER 2018 NCBC SECTION 905.3.1 & 2018 NCFC SECTION 3313.1 DURING CONSTRUCTION.
3. FIRE DEPARTMENT CONNECTIONS WILL BE INSTALLED PER 2018 NCFC SECTION 912 & LOCATED PER 2018 NCFC AND TOWN OF CHAPEL HILL ORDINANCE SECTION 7-38.
4. EMERGENCY RESPONDER RADIO WILL BE INSTALLED IN COMPLIANCE WITH 2018 NCBC SECTION 510.
5. KEY BOXES WILL BE INSTALLED PER 2018 NCFC SECTION 506.1 & LOCAL FIRE OFFICIALS.

| **Outdoor Amenity Spaces** (Ratio: 0.06) | |
|---|---|
| Required: (95,117 SF x 0.06) = | **5,707** |
| | |
| Provided: | **5,708** |
| Business Center Amenity | 2,580 |
| Public Dog Park | 3,128 |

| **Recreation Spaces** (Ratio: 0.12 Residential Portion) | |
|---|---|
| Required: (104,630 SF x 0.12) / 2 = | **6,278** |
| | |
| Provided: | **8,414** |
| Leasing Office Amenity- Level P1 | 3,732 |
| Residential Dog Park - Level P1 | 2,832 |
| Residential Amenity- Level P1 | 1,850 |
| 50% Payment in Lieu | 3,139 |

HOUSING STUDIO

WOODFIELD DEVELOPMENT

MCADAMS

# THE PARK - PHASE II

## CHAPEL HILL, NC

1st COMMUNITY DESIGN COMMITTEE REVIEW / 1.24.2023
A2.01 - CONCEPTUAL FLOOR PLAN - LEVEL 1 / P1
SCALE: 1/16" = 1'-0"

| | | |
|---|---|---|
| +/- 220 PARKING SPACES @ LEVELS P1 & P1.5<br>+/- 162 PARKING SPACES @ LEVEL P2<br>+/- 382 TOTAL PARKING SPACES<br>(388 MAX SPACES ALLOWED) | 260 UNITS<br>64% 1BR<br>30% 2BR<br>6% 3BR | LEVEL P1<br>GARAGE- 52,519 SF<br>APARTMENTS-10,247 SF<br>AMENITY- 7,115 SF |

PROPOSED ADJACENT BUILDING FOOTPRINT

30' STORM DRAINAGE EASEMENT

30'-0"

GARAGE TO BE SCREENED WITH ARCHITECTURAL TREATMENT

ZONING LINE

WX-7

WR-7

OPEN TO LOBBY BELOW

+/- 1,850 SF RESIDENTIAL AMENITIES

TYPE A-2 FRONTAGE

TRANSFORMER/ BACKFLOW COURT BELOW

BUILDING 1 GARAGE

HC

HC

TANDEM PARKING

RAMP

JUMP RAMP

RAMP

122 PARKING SPACES

SECTION A-A

A-A

SECTION B-B

B-B

BENNETT WAY

OPEN TO BUSINESS CENTER BELOW

D-1 LOFT

D-2 LOFT

D-3 LOFT

D-4 LOFT

D-5 LOFT

D-6 LOFT

D-7 LOFT

D-8 LOFT

N

THE HARTLEY (THE PARK - PHASE 1A)

ELLIOTT ROAD

**LEGEND:**

- OUTDOOR AMENITY SPACE
- RECREATION SPACE / RESIDENT AMENITY
- TALL ONE STORY UNITS W/MEZZANINES
- LEASING / AMENITY SPACE
- TWO STORY BUSINESS CENTER (NON-RESIDENTIAL/ COMMERICAL)
- RESIDENTIAL / BALCONIES
- RESIDENTIAL COURTYARDS
- PARKING GARAGE
- EXISTING TRANSFORMERS
- BACKFLOW
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**FIRE PROTECTION DESIGN NOTES**

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HOUSING STUDIO

WOODFIELD DEVELOPMENT

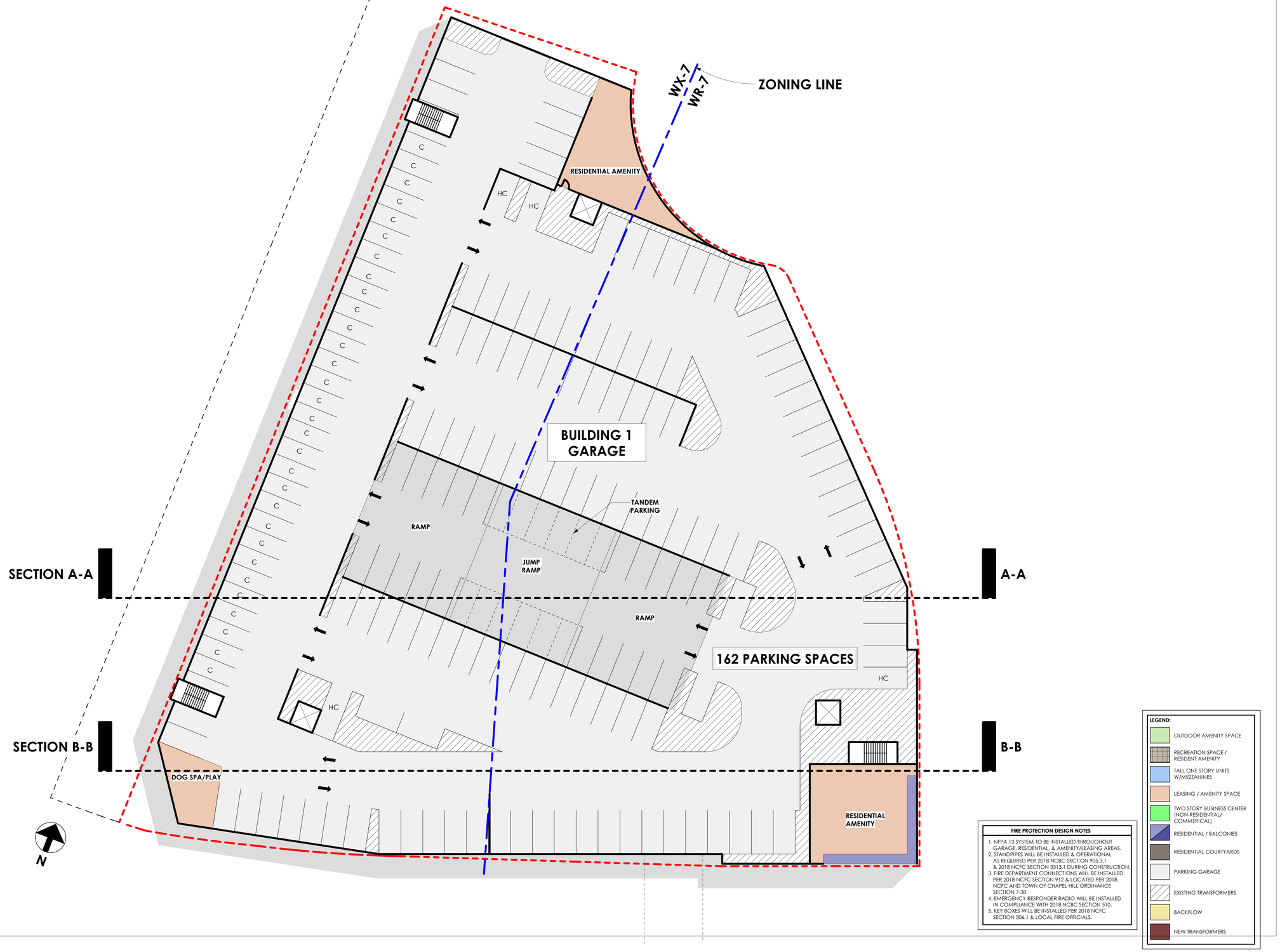
McADAMS

# THE PARK - PHASE II

## CHAPEL HILL, NC

1st COMMUNITY DESIGN COMMITTEE REVIEW / 1.24.2023
A2.02 - CONCEPTUAL FLOOR PLAN - LEVEL P1.5
SCALE: 1/16" = 1'-0"

| | | |
|---|---|---|
| +/- 220 PARKING SPACES @ LEVELS P1 & P1.5<br>+/- 162 PARKING SPACES @ LEVEL P2<br>+/- 382 TOTAL PARKING SPACES<br>(388 MAX SPACES ALLOWED) | 260 UNITS<br>64% 1BR<br>30% 2BR<br>6% 3BR | LEVEL P1.5<br>GARAGE - 50,670 SF<br>AMENITY - 1,850 SF |




HOUSING STUDIO

WOODFIELD DEVELOPMENT

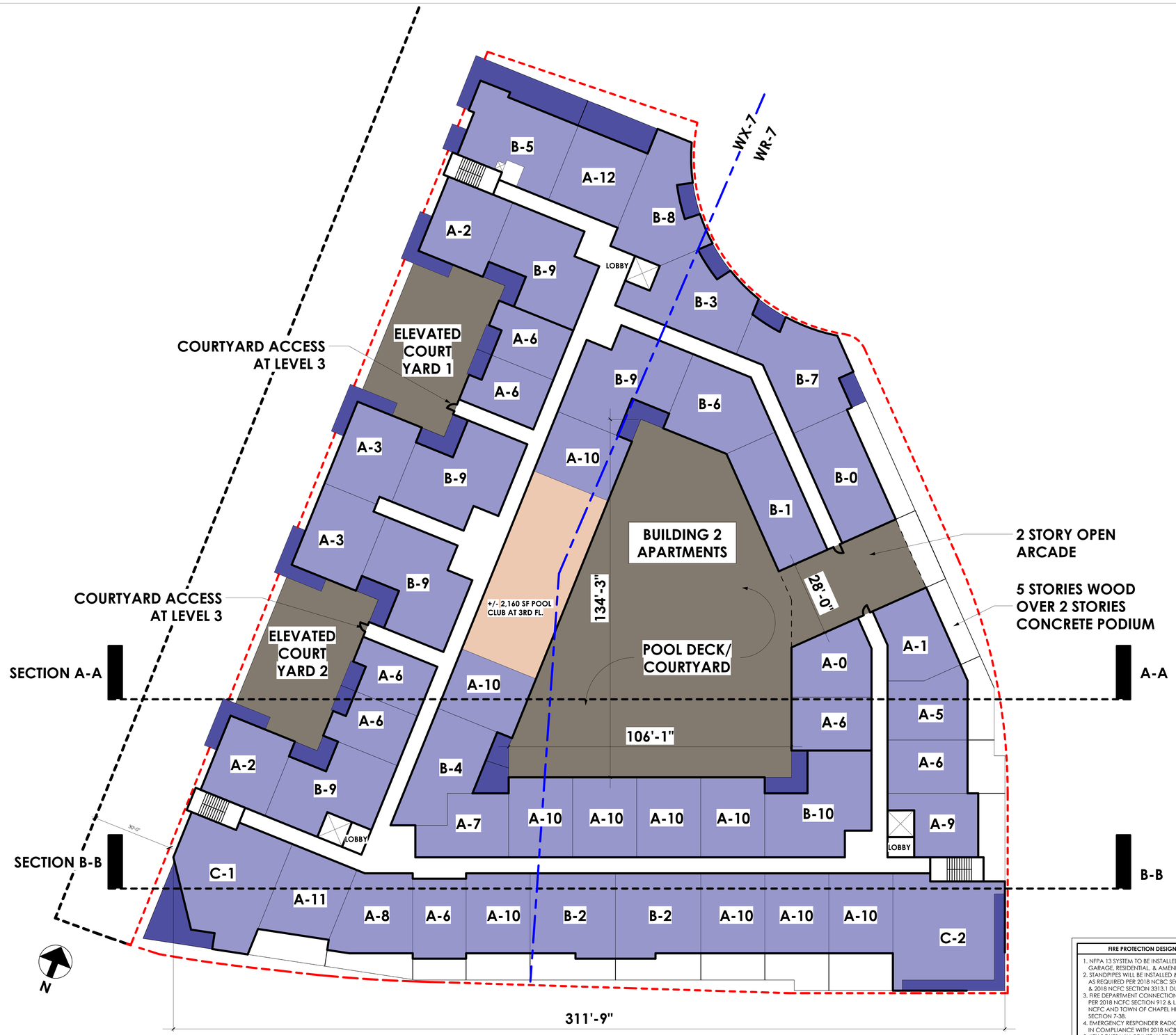
MCADAMS

# THE PARK - PHASE II

## CHAPEL HILL, NC

1st COMMUNITY DESIGN COMMITTEE REVIEW / 1.24.2023
A2.03 - CONCEPTUAL FLOOR PLAN - LEVEL 2/ P2
SCALE: 1/16" = 1'-0"

| | | |
|---|---|---|
| +/- 220 PARKING SPACES @ LEVELS P1 & P1.5<br>+/- 162 PARKING SPACES @ LEVEL P2<br>+/- 382 TOTAL PARKING SPACES<br>(388 MAX SPACES ALLOWED) | 260 UNITS<br>64% 1BR<br>30% 2BR<br>6% 3BR | LEVEL P2<br>GARAGE - 68,956 SF<br>AMENITY - 3,257 SF |




| Outdoor Amenity Spaces (Ratio: 0.06) | |
|---|---|
| Required: (95,117 SF x 0.06) = | **5,707** |
| | |
| Provided: | **5,708** |
| Business Center Amenity | 2,580 |
| Public Dog Park | 3,128 |

| Recreation Spaces (Ratio: 0.12 Residential Portion) | |
|---|---|
| Required: (104,630 SF x 0.12) / 2 = | **6,278** |
| | |
| Provided: | **8,414** |
| Leasing Office Amenity- Level P1 | 3,732 |
| Residential Dog Park - Level P1 | 2,832 |
| Residential Amenity- Level P1 | 1,850 |
| 50% Payment in Lieu | 3,139 |

**LEGEND:**

- OUTDOOR AMENITY SPACE
- RECREATION SPACE / RESIDENT AMENITY
- TALL ONE STORY UNITS W/MEZZANINES
- LEASING / AMENITY SPACE
- TWO STORY BUSINESS CENTER (NON-RESIDENTIAL/ COMMERICAL)
- RESIDENTIAL / BALCONIES
- RESIDENTIAL COURTYARDS
- PARKING GARAGE
- EXISTING TRANSFORMERS
- BACKFLOW
- NEW TRANSFORMERS

**FIRE PROTECTION DESIGN NOTES**

1. NFPA 13 SYSTEM TO BE INSTALLED THROUGHOUT GARAGE, RESIDENTIAL, & AMENITY/LEASING AREAS.
2. STANDPIPES WILL BE INSTALLED & OPERATIONAL AS REQUIRED PER 2018 NCBC SECTION 905.3.1 & 2018 NCFC SECTION 3313.1 DURING CONSTRUCTION.
3. FIRE DEPARTMENT CONNECTIONS WILL BE INSTALLED PER 2018 NCFC SECTION 912 & LOCATED PER 2018 NCFC AND TOWN OF CHAPEL HILL ORDINANCE SECTION 7-38.
4. EMERGENCY RESPONDER RADIO WILL BE INSTALLED IN COMPLIANCE WITH 2018 NCBC SECTION 510.
5. KEY BOXES WILL BE INSTALLED PER 2018 NCFC SECTION 506.1 & LOCAL FIRE OFFICIALS.

HOUSING STUDIO

WOODFIELD DEVELOPMENT

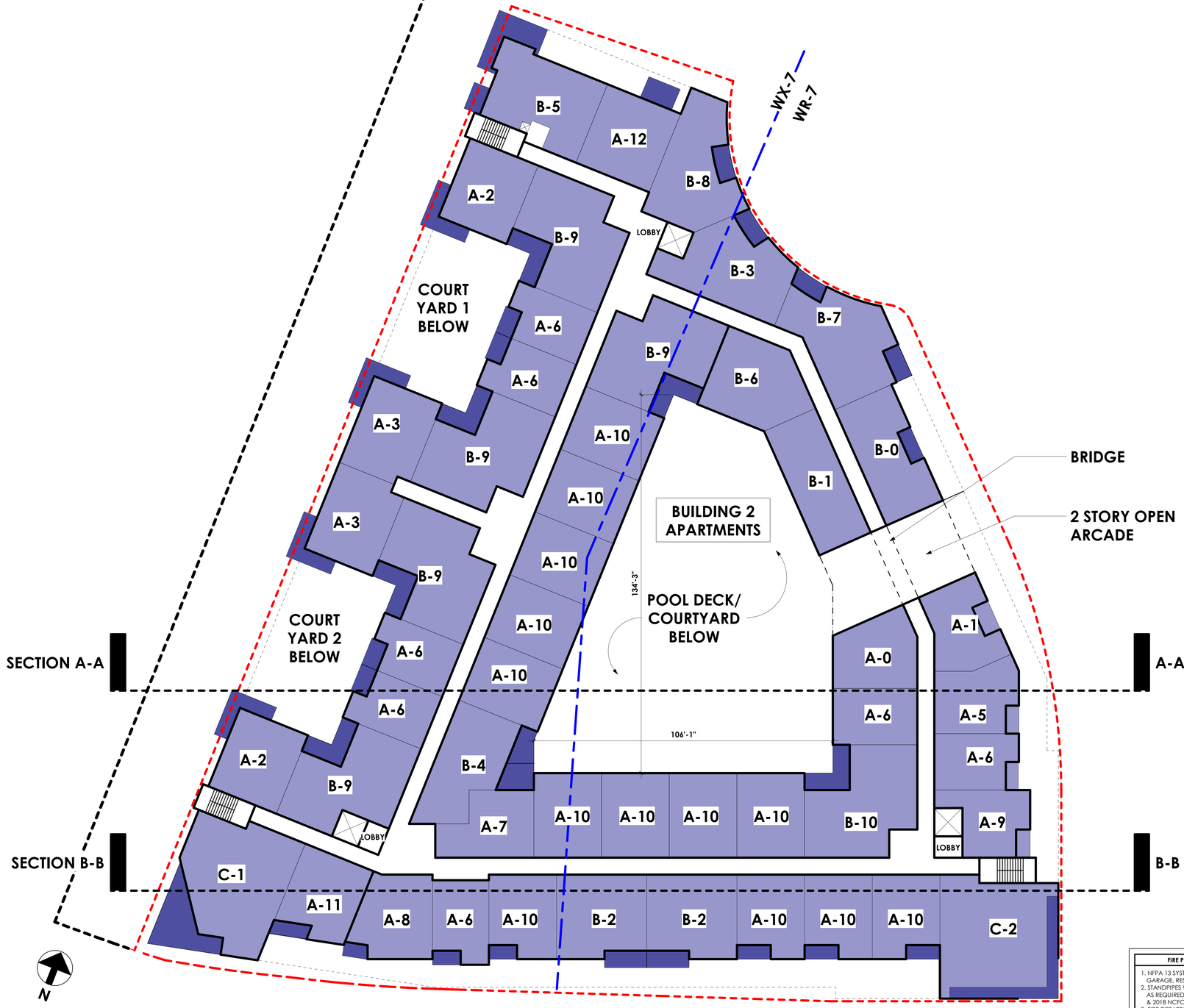
MCADAMS

# THE PARK - PHASE II

## CHAPEL HILL, NC

1st COMMUNITY DESIGN COMMITTEE REVIEW / 1.24.2023
A2.04 - CONCEPTUAL FLOOR PLAN - LEVEL 3
SCALE: 1/16" = 1'-0"

| | | |
|---|---|---|
| +/- 220 PARKING SPACES @ LEVELS P1 & P1.5<br>+/- 162 PARKING SPACES @ LEVEL P2<br>+/- 382 TOTAL PARKING SPACES<br>(388 MAX SPACES ALLOWED) | 260 UNITS<br>64% 1BR<br>30% 2BR<br>6% 3BR | LEVEL 3<br>RESIDENTIAL - 53,229 SF<br>AMENITY - 2,160 SF |




**FIRE PROTECTION DESIGN NOTES**

1. NFPA 13 SYSTEM TO BE INSTALLED THROUGHOUT GARAGE, RESIDENTIAL, & AMENITY/LEASING AREAS.
2. STANDPIPES WILL BE INSTALLED & OPERATIONAL AS REQUIRED PER 2018 NCBC SECTION 905.3.1 & 2018 NCFC SECTION 3313.1 DURING CONSTRUCTION.
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5. KEY BOXES WILL BE INSTALLED PER 2018 NCFC SECTION 506.1 & LOCAL FIRE OFFICIALS.

**LEGEND:**

- OUTDOOR AMENITY SPACE
- RECREATION SPACE / RESIDENT AMENITY
- TALL ONE STORY UNITS W/MEZZANINES
- LEASING / AMENITY SPACE
- TWO STORY BUSINESS CENTER (NON-RESIDENTIAL/ COMMERICAL)
- RESIDENTIAL / BALCONIES
- RESIDENTIAL COURTYARDS
- PARKING GARAGE
- EXISTING TRANSFORMERS
- BACKFLOW
- NEW TRANSFORMERS

HOUSING STUDIO

WOODFIELD DEVELOPMENT

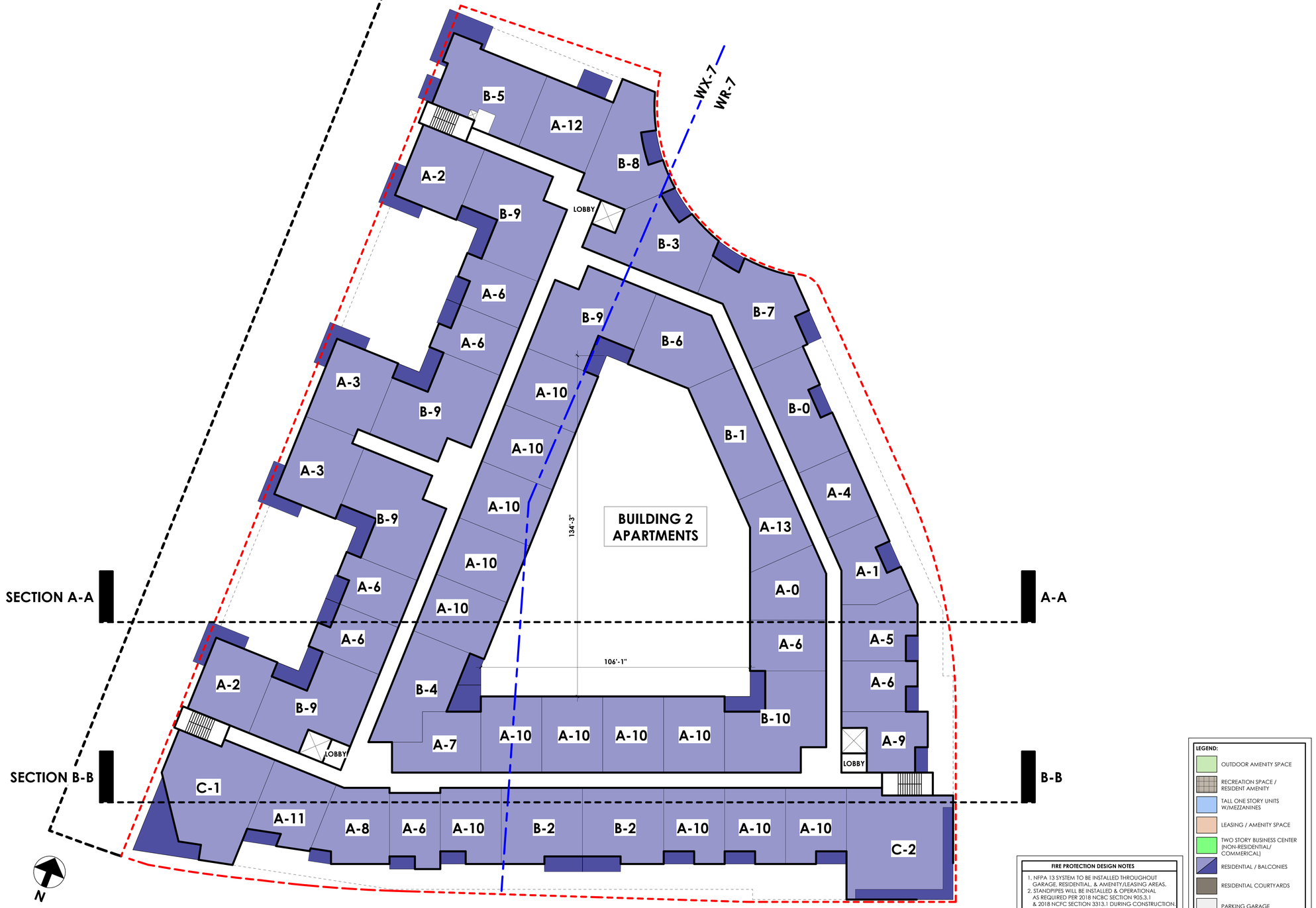
MCADAMS

# THE PARK - PHASE II

## CHAPEL HILL, NC

1st COMMUNITY DESIGN COMMITTEE REVIEW / 1.24.2023
A2.05 - CONCEPTUAL FLOOR PLAN - LEVEL 4
SCALE: 1/16" = 1'-0"

| | | |
|---|---|---|
| +/- 220 PARKING SPACES @ LEVELS P1 & P1.5<br>+/- 162 PARKING SPACES @ LEVEL P2<br>+/- 382 TOTAL PARKING SPACES<br>(388 MAX SPACES ALLOWED) | 260 UNITS<br>64% 1BR<br>30% 2BR<br>6% 3BR | LEVEL 4<br>RESIDENTIAL - 50,637 SF |




**FIRE PROTECTION DESIGN NOTES**

1. NFPA 13 SYSTEM TO BE INSTALLED THROUGHOUT GARAGE, RESIDENTIAL, & AMENITY/LEASING AREAS.
2. STANDPIPES WILL BE INSTALLED & OPERATIONAL AS REQUIRED PER 2018 NCBC SECTION 905.3.1 & 2018 NCFC SECTION 3313.1 DURING CONSTRUCTION.
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4. EMERGENCY RESPONDER RADIO WILL BE INSTALLED IN COMPLIANCE WITH 2018 NCBC SECTION 510.
5. KEY BOXES WILL BE INSTALLED PER 2018 NCFC SECTION 506.1 & LOCAL FIRE OFFICIALS.

**LEGEND:**

- OUTDOOR AMENITY SPACE
- RECREATION SPACE / RESIDENT AMENITY
- TALL ONE STORY UNITS W/MEZZANINES
- LEASING / AMENITY SPACE
- TWO STORY BUSINESS CENTER (NON-RESIDENTIAL/ COMMERICAL)
- RESIDENTIAL / BALCONIES
- RESIDENTIAL COURTYARDS
- PARKING GARAGE
- EXISTING TRANSFORMERS
- BACKFLOW
- NEW TRANSFORMERS

HOUSING STUDIO

WOODFIELD DEVELOPMENT

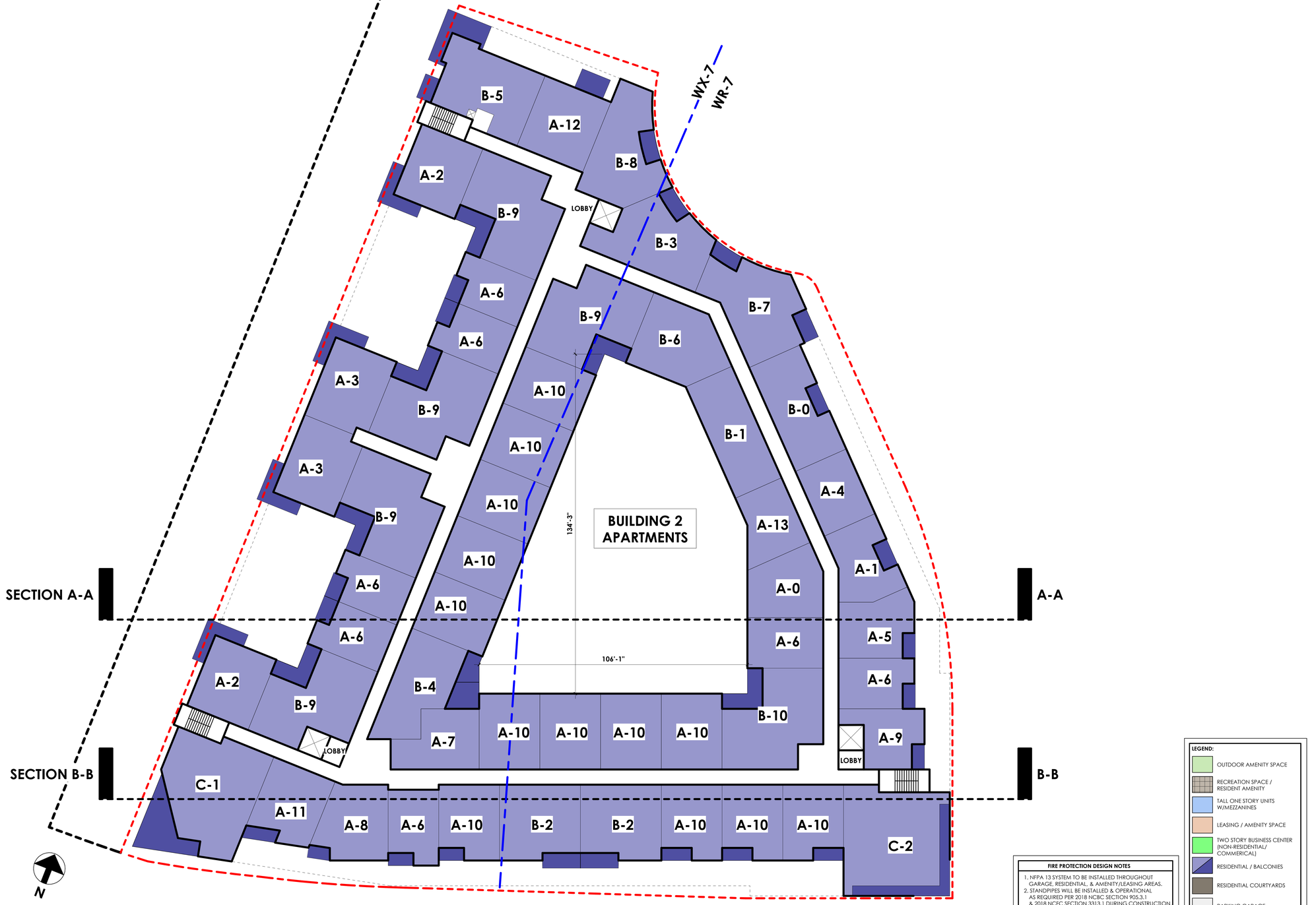
MCADAMS

# THE PARK - PHASE II

## CHAPEL HILL, NC

1st COMMUNITY DESIGN COMMITTEE REVIEW / 1.24.2023
A2.06 - CONCEPTUAL FLOOR PLAN - LEVEL 5
SCALE: 1/16" = 1'-0"

| | | |
|---|---|---|
| +/- 220 PARKING SPACES @ LEVELS P1 & P1.5<br>+/- 162 PARKING SPACES @ LEVEL P2<br>+/- 382 TOTAL PARKING SPACES<br>(388 MAX SPACES ALLOWED) | 260 UNITS<br>64% 1BR<br>30% 2BR<br>6% 3BR | LEVEL 5<br>RESIDENTIAL - 52,073 SF |




**FIRE PROTECTION DESIGN NOTES**

1. NFPA 13 SYSTEM TO BE INSTALLED THROUGHOUT GARAGE, RESIDENTIAL, & AMENITY/LEASING AREAS.
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**LEGEND:**

- OUTDOOR AMENITY SPACE
- RECREATION SPACE / RESIDENT AMENITY
- TALL ONE STORY UNITS W/MEZZANINES
- LEASING / AMENITY SPACE
- TWO STORY BUSINESS CENTER (NON-RESIDENTIAL/ COMMERICAL)
- RESIDENTIAL / BALCONIES
- RESIDENTIAL COURTYARDS
- PARKING GARAGE
- EXISTING TRANSFORMERS
- BACKFLOW
- NEW TRANSFORMERS

HOUSING STUDIO

WOODFIELD DEVELOPMENT

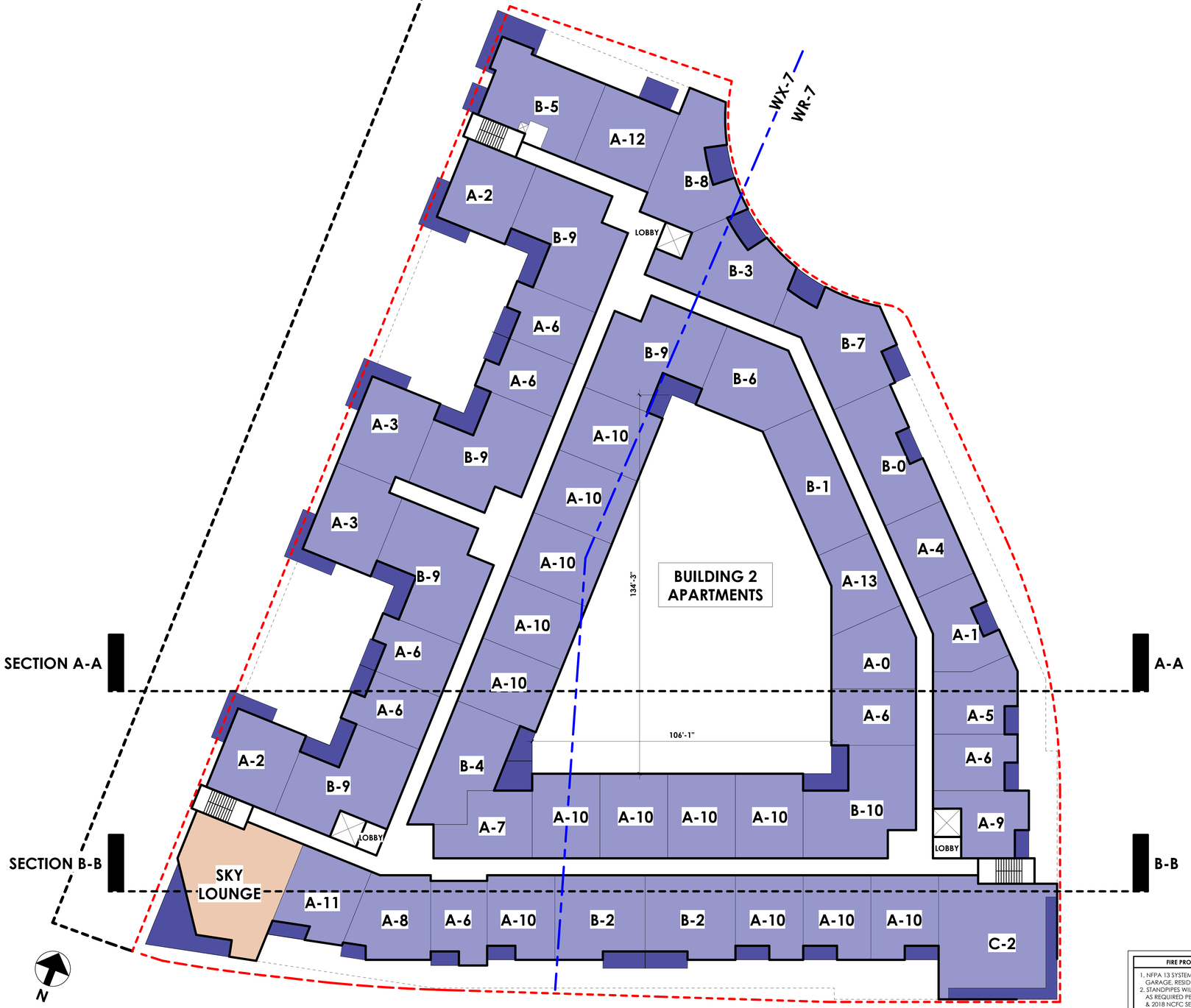
MCADAMS

# THE PARK - PHASE II

## CHAPEL HILL, NC

1st COMMUNITY DESIGN COMMITTEE REVIEW / 1.24.2023
A2.07 - CONCEPTUAL FLOOR PLAN - LEVEL 6
SCALE: 1/16" = 1'-0"

| | | |
|---|---|---|
| +/- 220 PARKING SPACES @ LEVELS P1 & P1.5<br>+/- 162 PARKING SPACES @ LEVEL P2<br>+/- 382 TOTAL PARKING SPACES<br>(388 MAX SPACES ALLOWED) | 260 UNITS<br>64% 1BR<br>30% 2BR<br>6% 3BR | LEVEL 6<br>RESIDENTIAL - 52,073 SF |




**FIRE PROTECTION DESIGN NOTES**

1. NFPA 13 SYSTEM TO BE INSTALLED THROUGHOUT GARAGE, RESIDENTIAL, & AMENITY/LEASING AREAS.
2. STANDPIPES WILL BE INSTALLED & OPERATIONAL AS REQUIRED PER 2018 NCBC SECTION 905.3.1 & 2018 NCFC SECTION 3313.1 DURING CONSTRUCTION.
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**LEGEND:**

- OUTDOOR AMENITY SPACE
- RECREATION SPACE / RESIDENT AMENITY
- TALL ONE STORY UNITS W/MEZZANINES
- LEASING / AMENITY SPACE
- TWO STORY BUSINESS CENTER (NON-RESIDENTIAL/ COMMERICAL)
- RESIDENTIAL / BALCONIES
- RESIDENTIAL COURTYARDS
- PARKING GARAGE
- EXISTING TRANSFORMERS
- BACKFLOW
- NEW TRANSFORMERS

HOUSING STUDIO

WOODFIELD DEVELOPMENT

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# THE PARK - PHASE II

## CHAPEL HILL, NC

**1st COMMUNITY DESIGN COMMITTEE REVIEW / 1.24.2023**
**A2.08 - CONCEPTUAL FLOOR PLAN - LEVEL 7**
**SCALE: 1/16" = 1'-0"**

| | | |
|---|---|---|
| +/- 220 PARKING SPACES @ LEVELS P1 & P1.5<br>+/- 162 PARKING SPACES @ LEVEL P2<br>+/- 382 TOTAL PARKING SPACES<br>(388 MAX SPACES ALLOWED) | 260 UNITS<br>64% 1BR<br>30% 2BR<br>6% 3BR | LEVEL 7<br>RESIDENTIAL - 50,576 SF<br>AMENITY - 1,497 SF |


PERSPECTIVE VIEW AT CORNER OF ELLIOTT ROAD AND BENNETT WAY

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WOODFIELD DEVELOPMENT

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# THE PARK - PHASE II

## CHAPEL HILL, NC

1st COMMUNITY DESIGN COMMITTEE REVIEW / 1.24.2023
A3.01 - CONCEPTUAL BUILDING RENDERINGS
SCALE: N.T.S.


PERSPECTIVE VIEW AT ROUNDABOUT AT BENNETT WAY AND ACKLAND LANE

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WOODFIELD DEVELOPMENT

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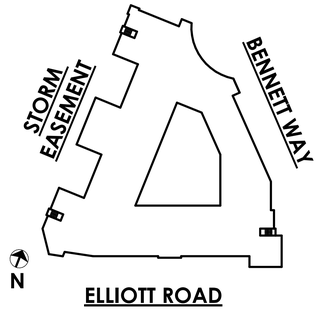
# THE PARK - PHASE II

## CHAPEL HILL, NC

1st COMMUNITY DESIGN COMMITTEE REVIEW / 1.24.2023
A3.02 - CONCEPTUAL BUILDING RENDERINGS
SCALE: N.T.S.


1 CONCEPTUAL ELLIOTT ROAD ELEVATION
1/16" = 1'-0"




**MATERIAL COLOR CHART**

- PAINT 1 - GRAY
  FIBER CEMENT SMOOTH PANEL WITH REVEAL TRIM
- PAINT 2 - WHITE
  FIBER CEMENT SMOOTH PANEL WITH REVEAL TRIM
- COLOR 1 - SPANISH WALNUT
  6" WOOD COMPOSITE SIDING - VERTICAL ORIENTATION
- MODULAR BRICK VENEER (WHITE/LIGHT FINISH)
  MORTAR COLOR - TBD
- MODULAR BRICK VENEER (DARK FINISH)
  MORTAR COLOR - TBD

STOREFRONT FINISH - CHARCOAL GRAY OR BLACK
WINDOW/DOOR FINISH & FRAMES - WHITE
BALCONY RAILINGS - CHARCOAL GRAY OR BLACK

COLOR PALETTE REPRESENTS INTENDED TONES. ACTUAL PAINT & BRICK COLORS TBD.


2 CONCEPTUAL BENNETT WAY ELEVATION
1/16" = 1'-0"

HOUSING STUDIO

WOODFIELD DEVELOPMENT

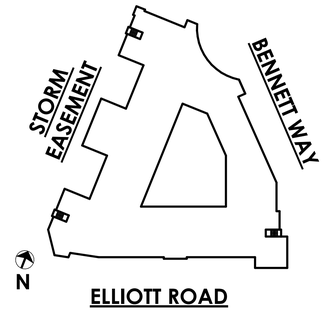
MCADAMS

# THE PARK - PHASE II

## CHAPEL HILL, NC

**1st COMMUNITY DESIGN COMMITTEE REVIEW / 1.24.2023**
**A3.03 - ELLIOTT ROAD & BENNETT WAY ELEVATIONS-RENDERED**
**SCALE: 1/16" = 1'-0"**


① CONCEPTUAL STORM EASEMENT ELEVATION
1/16" = 1'-0"




**MATERIAL COLOR CHART**

- PAINT 1 - GRAY
  FIBER CEMENT SMOOTH PANEL WITH REVEAL TRIM
- PAINT 2 - WHITE
  FIBER CEMENT SMOOTH PANEL WITH REVEAL TRIM
- COLOR 1 - SPANISH WALNUT
  6" WOOD COMPOSITE SIDING - VERTICAL ORIENTATION
- MODULAR BRICK VENEER (WHITE/LIGHT FINISH)
  *MORTAR COLOR - TBD
- MODULAR BRICK VENEER (DARK FINISH)
  *MORTAR COLOR - TBD

STOREFRONT FINISH - CHARCOAL GRAY OR BLACK
WINDOW/DOOR FINISH & FRAMES - WHITE
BALCONY RAILINGS - CHARCOAL GRAY OR BLACK

COLOR PALETTE REPRESENTS INTENDED TONES. ACTUAL PAINT & BRICK COLORS TBD.

HOUSING STUDIO

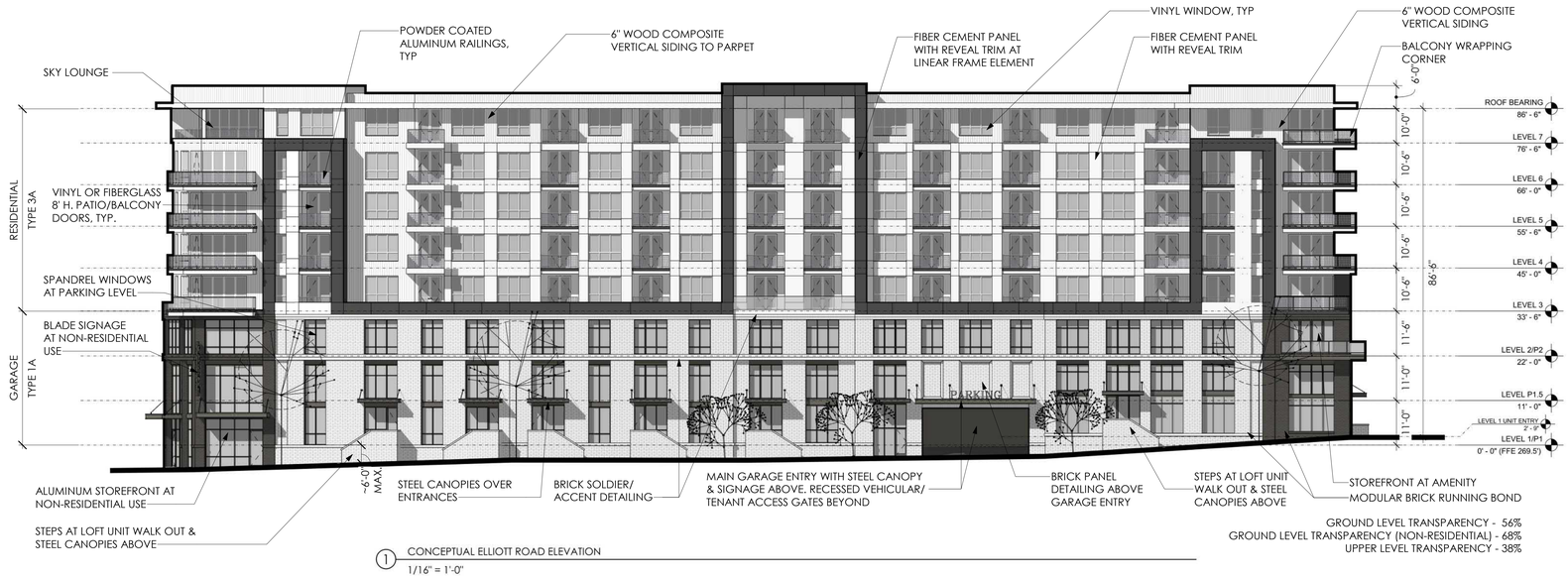
WOODFIELD DEVELOPMENT

McADAMS

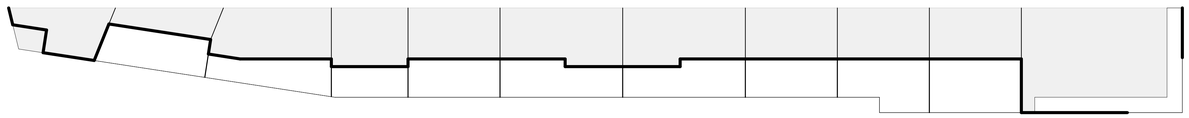
# THE PARK - PHASE II

## CHAPEL HILL, NC

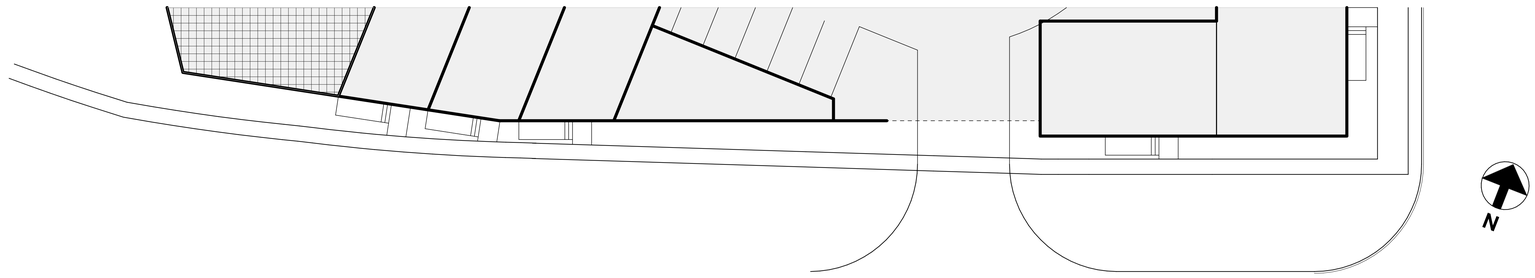
**1st COMMUNITY DESIGN COMMITTEE REVIEW / 1.24.2023**
**A3.04 - STORM EASEMENT ELEVATION-RENDERED**
**SCALE: 1/16" = 1'-0"**



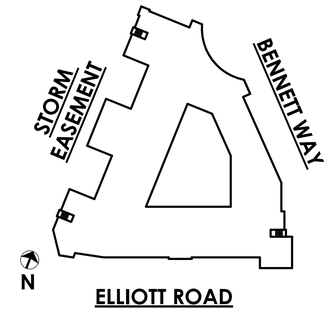

1 CONCEPTUAL ELLIOTT ROAD ELEVATION
1/16" = 1'-0"



2 ELLIOTT ROAD LEVEL 3 FLOOR PLAN
1/16" = 1'-0"



3 ELLIOTT ROAD LEVEL P1 FLOOR PLAN
1/16" = 1'-0"




HOUSING STUDIO

WOODFIELD DEVELOPMENT

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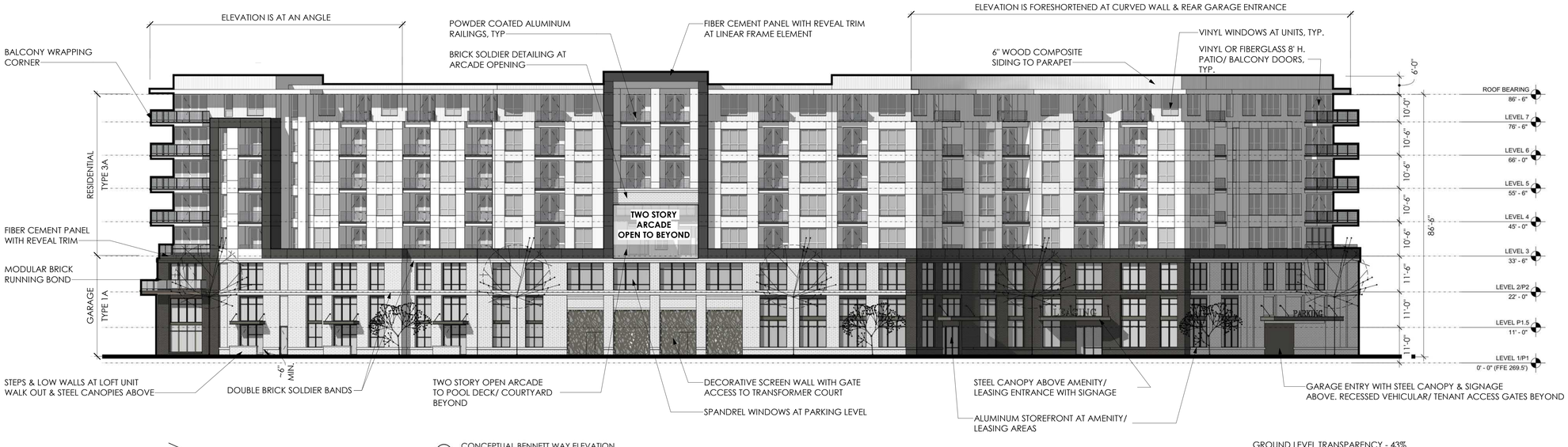
# THE PARK - PHASE II

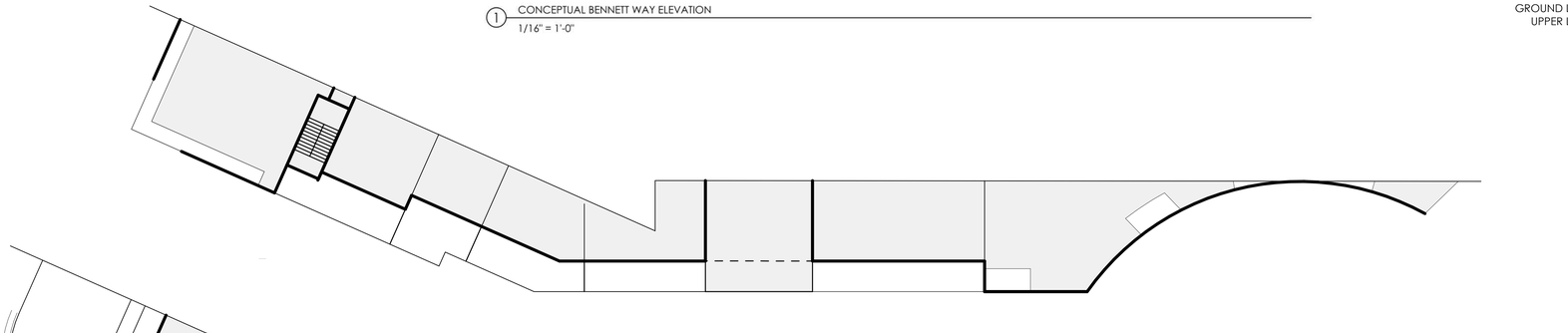
## CHAPEL HILL, NC

**1st COMMUNITY DESIGN COMMITTEE REVIEW / 1.24.2023**
**A3.05 - ELLIOTT ROAD ELEVATION-B&W**
**SCALE: 1/16" = 1'-0"**

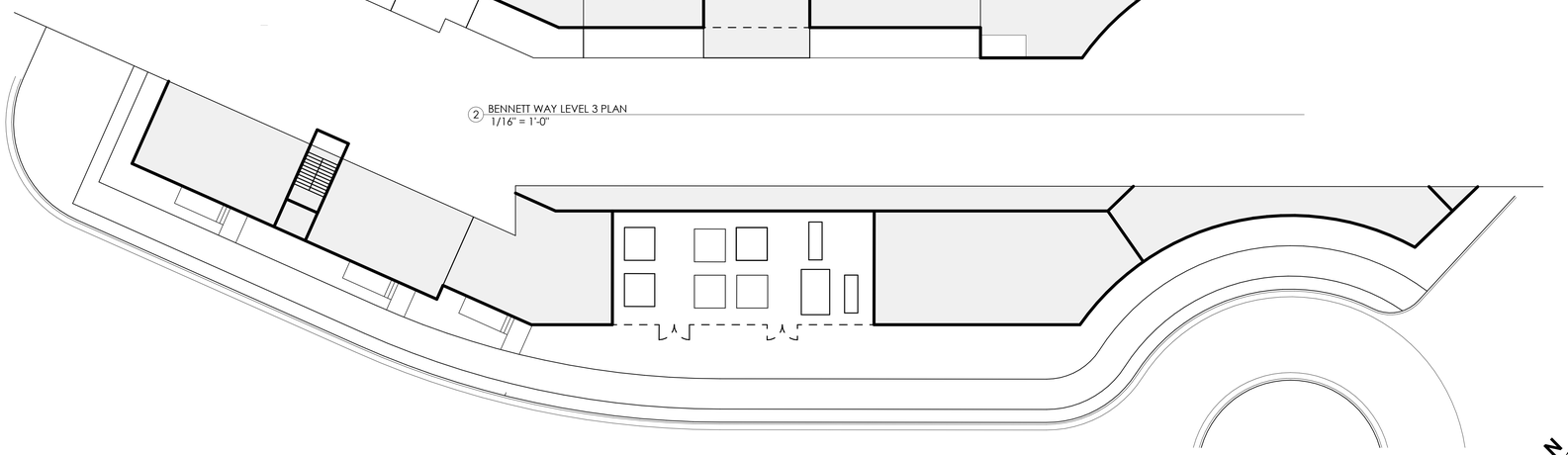



① CONCEPTUAL BENNETT WAY ELEVATION
1/16" = 1'-0"

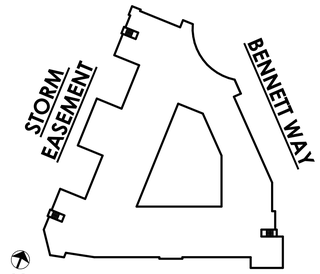
GROUND LEVEL TRANSPARENCY - 43%
UPPER LEVEL TRANSPARENCY - 34%



② BENNETT WAY LEVEL 3 PLAN
1/16" = 1'-0"



③ BENNETT WAY LEVEL P1 FLOOR PLAN
1/16" = 1'-0"




HOUSING STUDIO

WOODFIELD DEVELOPMENT

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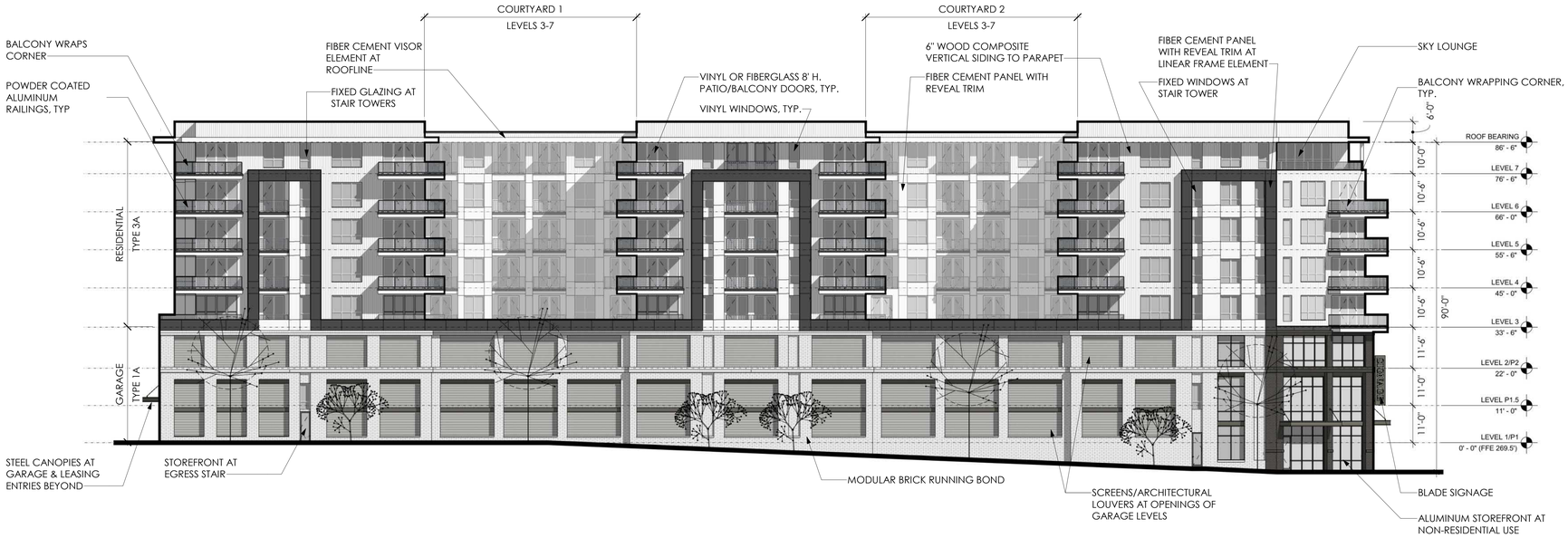
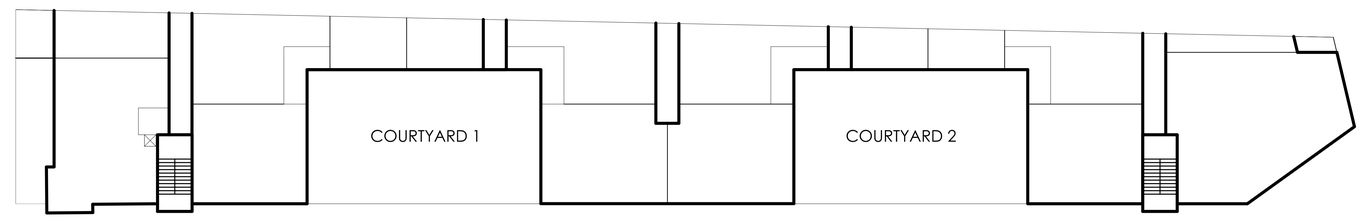
# THE PARK - PHASE II

## CHAPEL HILL, NC

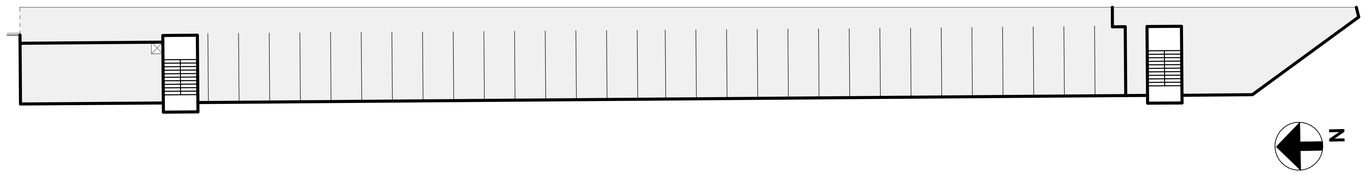
**1st COMMUNITY DESIGN COMMITTEE REVIEW / 1.24.2023**
**A3.06 - BENNETT WAY ELEVATION-B&W**
**SCALE: 1/16" = 1'-0"**



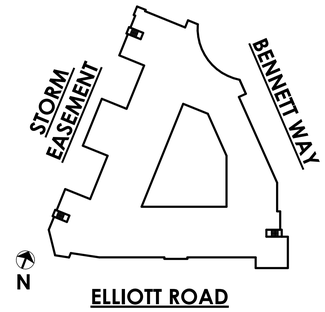

1 CONCEPTUAL STORM EASEMENT ELEVATION
1/16" = 1'-0"




2 STORM EASEMENT LEVEL 3 PLAN
1/16" = 1'-0"




3 STORM EASEMENT P1 FLOOR PLAN
1/16" = 1'-0"




HOUSING STUDIO

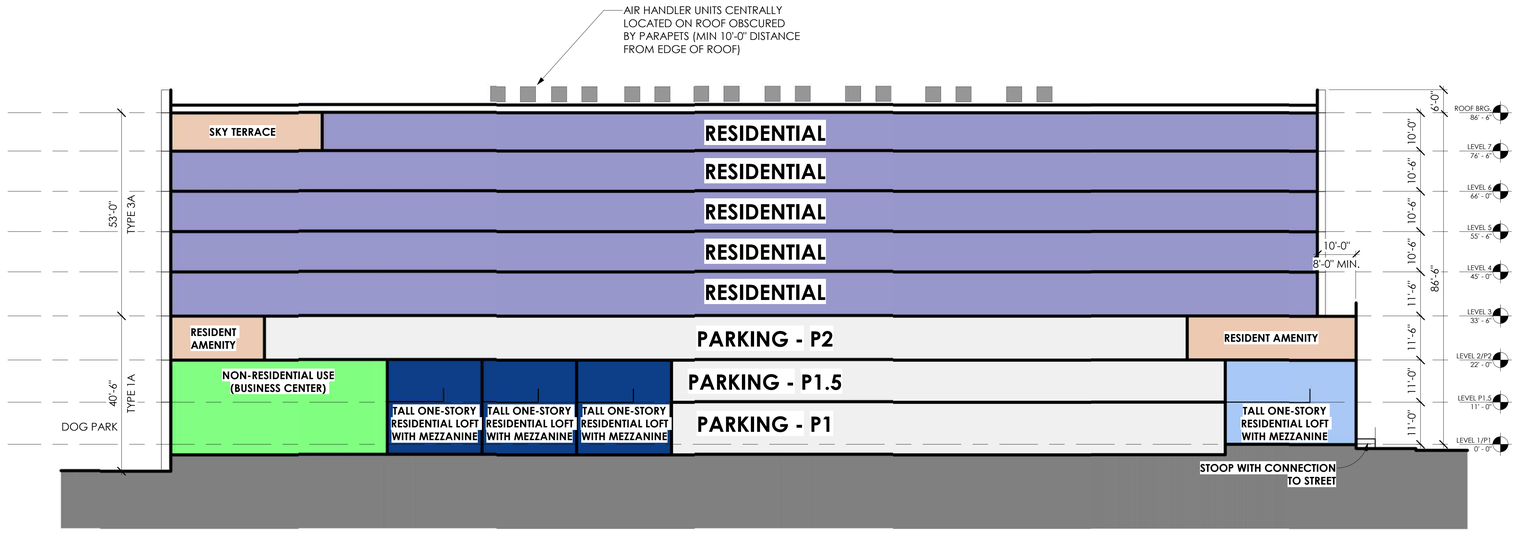
WOODFIELD DEVELOPMENT

MCADAMS

# THE PARK - PHASE II

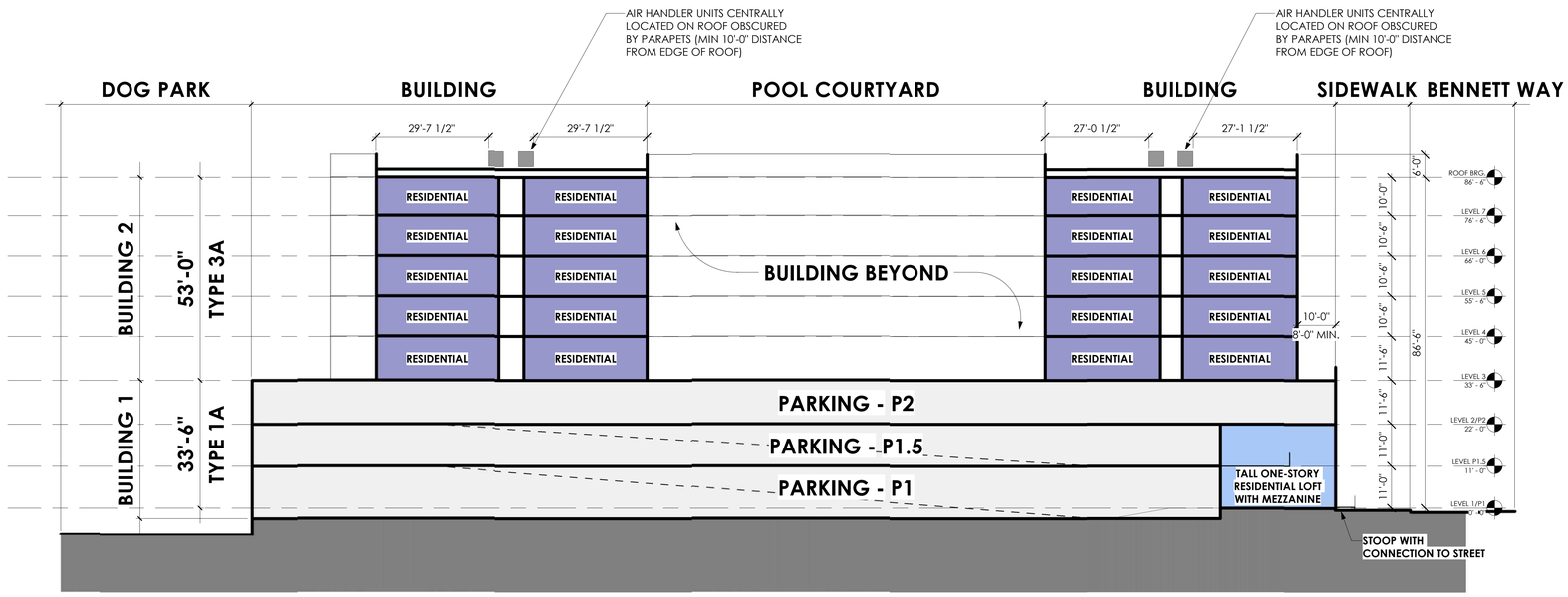
## CHAPEL HILL, NC

**1st COMMUNITY DESIGN COMMITTEE REVIEW / 1.24.2023**
**A3.07 - STORM EASEMENT ELEVATION-B&W**
**SCALE: 1/16" = 1'-0"**



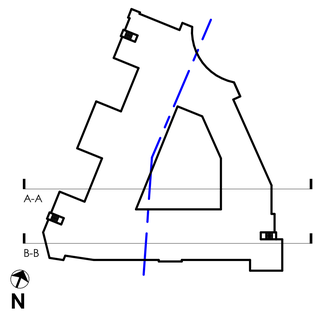

NOTE: SITE GRADING IS REPRESENTATIVE. GRADES TO BE FINALIZED DURING CONSTRUCTION DOCUMENTS.

② BUILDING SECTION B-B
1/16" = 1'-0"




NOTE: SITE GRADING IS REPRESENTATIVE. GRADES TO BE FINALIZED DURING CONSTRUCTION DOCUMENTS.

① BUILDING SECTION A-A
1/16" = 1'-0"




HOUSING STUDIO

WOODFIELD DEVELOPMENT

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# THE PARK - PHASE II

## CHAPEL HILL, NC

**1st COMMUNITY DESIGN COMMITTEE REVIEW / 1.24.2023**
**A4.01 - CONCEPTUAL BUILDING SECTIONS**
**SCALE: 1/16" = 1'-0"**