

North Chapel Hill-Novare/Fickling Proposal

Plan Dated June 15, 2021

Plan Comments

Prepared by: Brian Peterson, AIA, Urban Designer, TOCH

From 6-18-21 meeting with applicant

See attached review sketch for reference to comments below

1. Consider changing north building to an "L" shape to better engage this building with the other and to help define a plaza space between the buildings to act as a focal point and gathering area along the extended Lockwood Drive as it enters the property. This plaza should be designed to complement the neighborhood park space across the street. There can still be a vehicular entrance drive but it should look more like a plaza space than a driveway. Fire truck access issues will need to be considered when analyzing this idea.
2. In order to facilitate development integration between this property and the one to the south, consider providing a street stub-out which would eventually extend a road into the neighboring property, to connect to Weaver Dairy Road across from the Timberlyne shopping center access drive.
3. Consider providing a community garden/open space in the area under and around the power lines south of the proposed east/west street. The applicant team will need to discuss this possibility with the utility companies.
4. Provide a greenway extension through this community open space to link with the greenway to the west.
5. Extend the Greenway along the south side of the new east/west street, to eventually extend into the neighboring property to the east. Consider a greenway width similar to the cross section proposed as part of the earlier master planning effort for the parcels (40' wide total frontage from curb to property line, as conditions allow). The north edge of the main east/west street should have an urban quality, with a tree planting strip, street trees, and a sidewalk. There will be occasional parallel parking along this street adjacent to residential areas.
6. A large RCD/storm water detention area has been identified. Consideration should be given to make this area some kind of an amenity for the neighborhood (nature areas, trails, etc.)
7. The current plan of this building has the pool courtyard facing the south, toward the street. Suggested turning this courtyard to face the north, away from the street.
8. The other courtyard, still facing the street, can act as a terminus to the view corridor when approaching from the future street extension to Weaver Dairy, and could contain some small gathering spaces. The terminus view feature could alternatively be accomplished architecturally, with a tower or other focal feature on the building. Providing stoops and individual unit entrances was encouraged for the ground floor residential areas in the courtyard and along the street frontages.

UNIT TABULATION - 4 STORY WITH PARTIAL BASEMENT

UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
S1	1br/1ba	582	13	5%	7,566	61.5%
A1	1br/1ba	703	62	23%	43,586	
A2	1br/1ba	763	32	12%	24,416	
A3	1br/1ba	810	56	21%	45,360	
B1	2br/2ba	1,060	55	21%	58,300	33.2%
B2	2br/2ba	1,237	33	12%	40,821	
C1	3br/2ba	1,380	14	5%	19,320	5.3%
TOTALS			265	100%	239,369	

UNIT AVERAGE NET SF : 903

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF : 903 S.F.

ACREAGE: 6.48 ACRES

DENSITY: 41 UNITS/ACRE

PARKING:

TARGET	398 SPACES	(1.5 spaces / unit)
PROVIDED	398 SPACES	
SURFACE PARKING	283 SPACES	
LOWER LEVEL PARKING	115 SPACES	
	1.50 SPACES/UNIT	

UNIT TABULATION - 3 STORY TOWNHOME OVER FLATS

UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
F-1	2br/2ba	1,030	8	20%	8,240	50.0%
F-2	2br/2ba	1,320	8	20%	10,560	
TH-1	2br/2ba	1,250	4	10%	5,000	30.0%
TH-2	2br/2.5ba/den	1,700	12	30%	20,400	
TH-3	3br/3ba	1,800	8	20%	14,400	20.0%
TOTALS			40	100%	58,600	

UNIT AVERAGE NET SF : 1,465

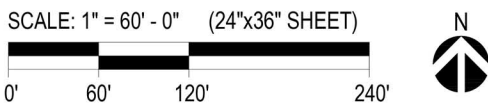
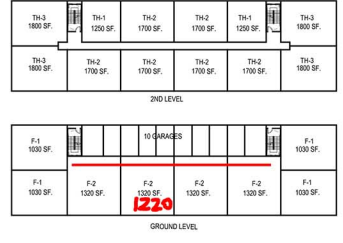
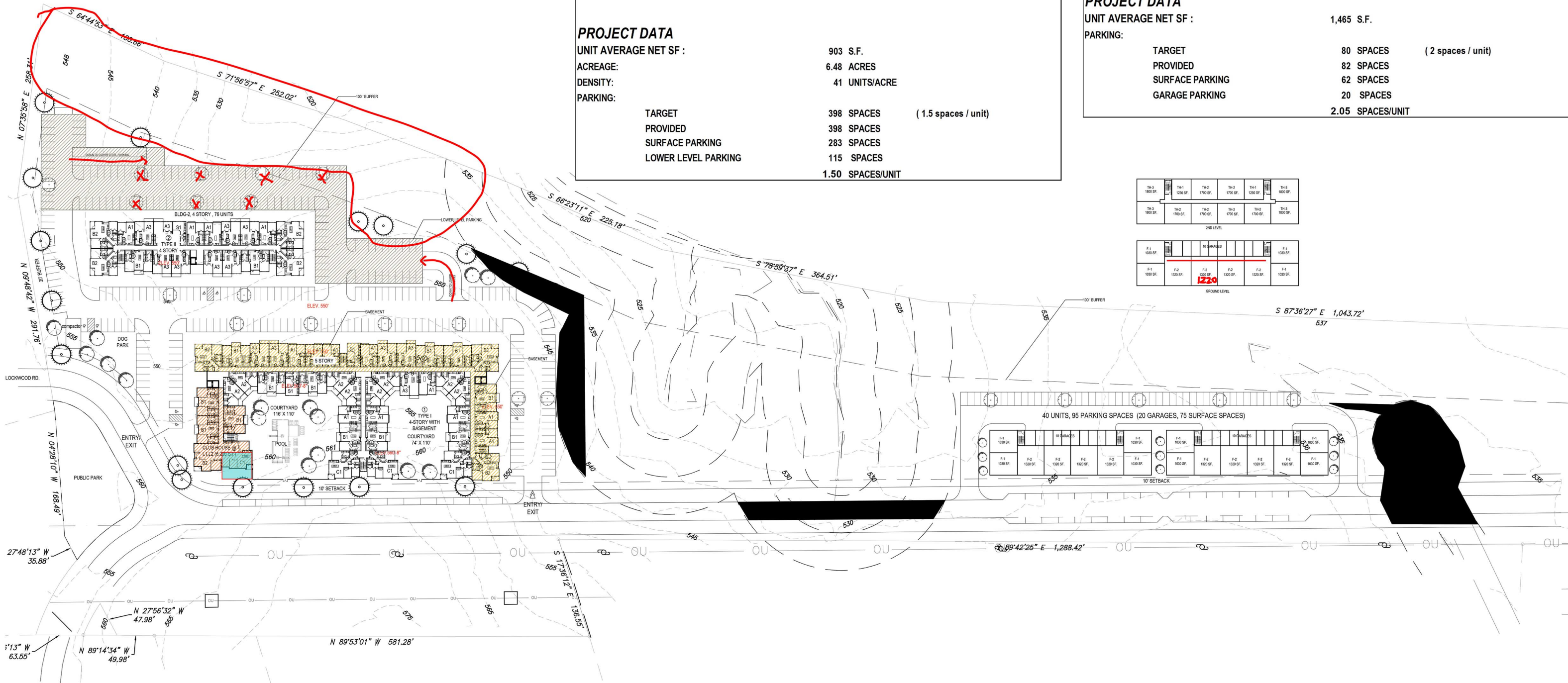
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF : 1,465 S.F.

PARKING:

TARGET	80 SPACES	(2 spaces / unit)
PROVIDED	82 SPACES	
SURFACE PARKING	62 SPACES	
GARAGE PARKING	20 SPACES	
	2.05 SPACES/UNIT	



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Development Review Sketch-Novare/Fickling Proposal

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6-18-21

