

Gateway

Applicant drawings dated 09-01-23

Design Comments

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10-05-23

Summary of Applicant Meetings and the Review Process

- Several meetings and calls with the applicant team have occurred throughout the design process. The most recent was May 24, 2023, at which we discussed the 04-01-23 plan, which is very similar to the most recent (09-01-23) plan.

Comments: Changes from Previous Plans

1. A greenway with a multi-use pathway has been added along the southern edge of the site, to connect to future greenways to be provided in adjoining areas when any redevelopment occurs.
2. The L-shaped senior housing building, on the SW corner of the site, has been rotated, per suggestion, so that the building aligns along and positively engages the greenway and street, with the parking moved to the internal portion of the site.
3. A notable addition to the plan, an entrance green space has been provided, per suggestion, at the corner of Street A and Longview Dr. This space can act as an entrance feature and gathering space for the development, and includes a food truck parking area, lawn space, small gazebo, and a gathering/eating area. The location of this space would allow it to be highly visible along E. Longview Dr. and accessible from future adjoining neighborhoods that might be developed on the Parkline property.
4. Seating areas have been added along the greenways and multi-use pathways.

Additional Comments Regarding the 09-01-23 Plan

5. For some of the seating areas along the pathways, consider a shaded structure, something like the pergola with a swinging bench, which is a feature of Market Square in Southern Village.
6. Suggest moving the proposed pavilion/seating area along the White Oak Drive multi-use path further away from the trash area.
7. Design both stormwater BMP's to be more park-like, to serve as amenities. Consider informal pathways around them, with the ponds as constructed wetlands offering natural habitats for plants, birds, insects, and other creatures.
8. Extend an informal path along the northeast edge of the BMP along I-40, to connect to the on-site multi-use pathway at the point where it turns south down White Oak, and to a future path connection that would lead into the Chapel Hill Crossing site.
9. For the southern BMP, in the tree preservation area, consider adding some benches and informal paths to access them.
10. For the dog park, consider having the entrance at the corner of White Oak Drive and Street A. Mark the corner entrance with a pergola and corresponding ornamental gate. The area under the pergola could also serve as a shaded seating area for dog park users.

Summary

The Gateway project features several modifications as noted above, that have improved the design. Of particular significance, the revised plan addresses objectives of the Parkline East Village Development Framework, which was generated as the outcome of a series of developer workshops conducted in the summer of 2022, in which the Gateway applicant and project team participated. The workshops were a Council-directed effort to provide coordination and design integration between four separate redevelopment projects (with three development teams).

As one of the first projects to be implemented in the Development Framework planning area, Gateway will “set the stage” for other subsequent redevelopment projects that may occur in the area. In terms of connectivity, the plan provides a critical first segment of what is to become a continuous greenway that will eventually extend east/west across future development sites, providing pedestrian connection to the Parkline building and Wegmans. The Gateway plan clearly establishes a street and block system that can be extended into neighboring areas. A system of multi-use paths is included which are planned to be continued into future redevelopments. Finally, the small green space with the proposed gazebo and other landscape features acts as a notable entrance feature, an item indicated for this location on the Parkline Framework diagram.

Parkline East Village Development Framework Diagram

Introduction

9-12-22

1. Purpose

Recently, four adjacent development proposals have been advanced for a portion of Chapel Hill located in a region on the northeast side of the Town, generally defined by E. Lakeview Drive, Old Durham/Old Chapel Hill Road, Interstate 40, and 15/501. To achieve a more integrative approach to planning and better coordination of design among all four sites, a planning effort led by Town of Chapel Hill staff, upon direction of the Town Council, was initiated to examine the current proposals and look for ways to identify opportunities to provide for a more holistic and connected community plan by bringing the development teams together in a series of workshops coordinated by staff. The purpose of the effort was to produce a "Development Framework" to better coordinate project details from site to site; to foster community connections for pedestrians, bicycles, transit, and vehicles; to consider how stormwater and stream protection could be seen more as site and community amenities; and to plan for a vibrant public realm of streets and open spaces.

The Development Framework is envisioned as a general indicator for placement and connectivity, keeping in mind the need for a degree of flexibility in final outcomes. The exact arrangement of buildings, streets, and open spaces will be determined as projects move forward, and more detailed architectural and engineering design is accomplished.

2. Description of Components

- A. Development Framework Diagram:** The Framework Diagram is depicted for the four development sites, but also shows how concepts embodied in the Framework could be applied to adjoining properties (which may or may not redevelop) to indicate the opportunity for integrated development for the entire area bordered by Old Chapel Hill/Durham Road, East Lakeview, 15/501, and I-40.
- **Street and Block Pattern:** Outlines a series of interconnected streets that create blocks and are defined spatially by building edges. Major building entrances should be located along these principal facades. The ground floor facades of buildings along these edges should be appropriately designed in terms of scale and visual interest to be inviting to pedestrians.
 - **Multi-Use Trail:** Proposed to connect from E. Lakeview eastward along the north edge of the Gateway development, then extend south along White Oak Drive, connecting to Old Chapel Hill Road. The exact alignment along White Oak Drive will be established by further study.
 - **Pedestrian Pathways (Pedestrian Connection Primary, Pedestrian Connection Secondary):** Pathways indicated in yellow dashed lines are primary public pedestrian connections, consisting of major greenways or trails. Pathways indicated in green dashed lines are secondary routes through individual blocks to provide connectivity within a development for use primarily by residents. These secondary connections might include sidewalks between individual buildings, connections from buildings to parking, on or off-site informal nature trails, and walkways connecting from the development to the public green spaces or to neighboring residential areas.
 - **Green Spaces and Other Gathering Areas (Courtyard, Park, Greenway, Stormwater or RCD):** Outlines potential approximate locations and connectivity for a variety of open spaces, both public and private, including gathering spaces and residential recreational areas, which may contain some hardscape areas such as small plazas. A major public green space is envisioned passing east/west through the area of study, in the form of a central greenway space or linear park.
 - **Building Placement and Scale (Build-to Edge):** The Build-to Edge describes the recommended location of principal building facades, with emphasis on defining block corners. Interruptions in the Build-to Edge indicate potential locations

for courtyards, pedestrian connections, access to parking, or breaks in building massing (actual building separation or vertical façade interruptions or architectural treatments) to help break down the scale of larger buildings.

- Entrance Feature: Occurring at key neighborhood entrance points, these features could be streetscape components, landscape features, small outdoor spaces, or architectural elements
- B. Potential Wider Development Framework Diagram:** Indicates potential future connections to neighboring areas susceptible to change, including the Parkline development and the UNC Health Care Eastowne development. For the Parkline site, if any redevelopment occurs in the future, there is an opportunity to extend the Framework's street and block pattern, pedestrian connections, and central park/greenway to provide an integrated vision for the entire reach of lands between Wegmans and I-40, and Old Durham/Old Chapel Hill Road and 15/501. The Parkline property could also accommodate a major community gathering space, noted on the Wider Framework Diagram as "The Hub": centrally located and adjacent to 15/501, the space could accommodate larger events such as outdoor markets, festivals, or even feature performances, food, and flexible indoor/outdoor facilities in a manner similar to Boxyard RTP. The diagram for Eastowne is based upon a concept presented in early 2020 and may not reflect current or future intentions but is included to indicate the value of considering an overall connective development strategy for all development in the broader area.
- C. How the Development Framework Responds to the Complete Communities Principles of Placemaking-Design Attributes**
- D. Design Principles for Development and Community Character:** In order to establish an integrated sense of community, design quality, and public place character, a series of general Design Principles is outlined to guide development character. These Principles are envisioned to apply not only to the four current redevelopment projects, but to other future redevelopment as well: as such, the principles contain references to building types and situations that may not be a part of the current proposals but might be characteristic of future redevelopments.

A

Parkline East Village

Development Framework Diagram



-  Area Extent of 4 Current Development Projects
-  Multi-use Trail
-  Pedestrian Connections-Primary
-  Pedestrian Connections-Secondary
-  Courtyard, Green, Park, Gathering Space, Greenway, Stormwater, RCD
-  Build-to Edge
-  Entrance Feature



9-12-22

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