

710 N. Estes

Applicant drawings dated 4-13-22

Summary of Design Review Process and Outcomes

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

Notes prepared 8-17-22

A design review meeting was held with the applicant earlier in the year, to discuss the site plan dated 12-28-21 (see attached sketch 1). For that meeting I prepared a concept sketch with suggested revisions (see attached sketch 2). The suggested changes in that sketch can be summarized as follows:

Description of Site Concept Option:

Note: At the beginning of this study, I looked at ways to incorporate alleys and rear loaded garages, but found that it was not feasible due to the site configuration, size, and the need to be cognizant of impervious surfaces.

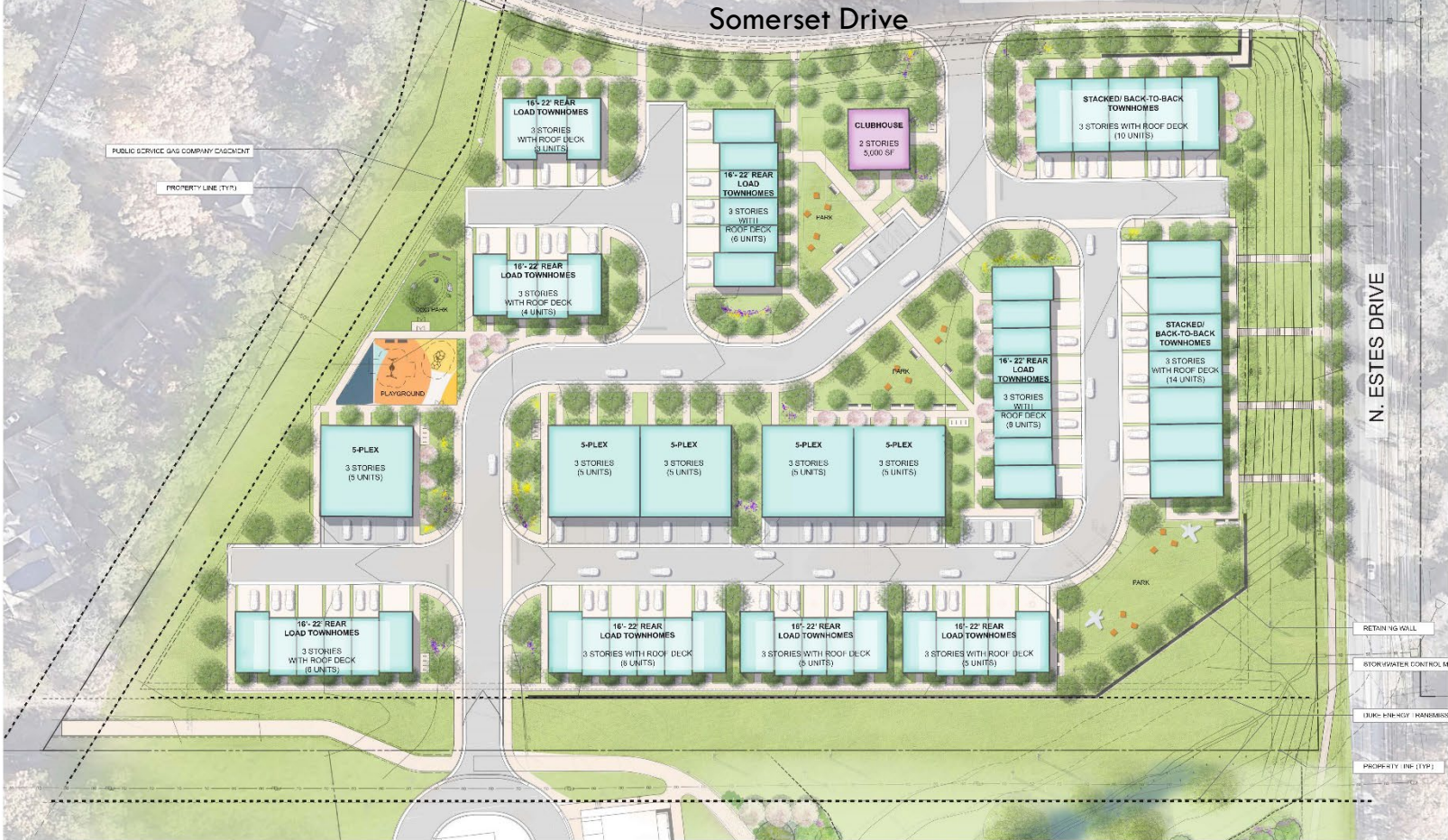
1. Relocated the 5-plex units to the Estes frontage (sketch 2, #1). This allows a density transition from higher to lower across the site from south to north. The number of units and types is the same as the applicant proposal.
2. Simplified the routing of the road connecting Somerset Drive and the Aura project, consolidating the separate green spaces shown on the applicant plan to create one central neighborhood green, which could contain the clubhouse, playground, and/or other community spaces (sketch 2, #2). Existing trees in the proposed green area should be preserved to the extent possible.
3. This reconfigured road is lined with townhouses, generally oriented parallel to the northern property line. This arrangement should allow for a wider buffer between the townhouses and the residential properties, with an opportunity to preserve more existing trees (sketch 2, #3).
4. Discussed the orientation of these townhouses adjacent to the existing residences: on the site concept option, front doors were indicated along the buffer (sketch 2, #4). Agreed it would be preferable to have the entrances from the street, with the backs of the townhomes facing the backs of the existing residences. This will require careful architectural design of the street facing elevations in order to reduce the visual impact of the garage doors, create a quality sense of unit entrance, establish individual unit identity, and provide for a quality streetscape. The architectural team agreed on the importance of these objectives and will investigate strategies to address them.
5. Units on the south (Estes) and west sides of the property are oriented to the perimeter edges, fronting greenways or landscaped edges (sketch 2, #5).
6. Units in the center of the site front directly onto the neighborhood green (sketch 2, #6).
7. Where building fronts face perimeter edges, it will be important to have adequate breaks between the townhouse units, with connecting sidewalks (sketch 2, #7) so that visitors who park along neighborhood streets can see clear pathways connecting to the perimeter sidewalks.
8. In addition to the main green, there are other opportunities on the site for small green spaces for informal gathering or relaxation (sketch 2, #8).
9. Artwork opportunities: the sloped lawn along Estes may present good locations for art installations (sketch 2, #9).

A revised site concept was issued by the applicant dated 4-13-22 (see attached sketch 3) which incorporated many of the suggested changes and is a substantial improvement over the previous concept. The mix of units was slightly modified, but there is a good variety of townhouse types. Architectural concepts of the buildings have not yet been discussed with the applicant.

710 N. Estes Townhouses

Sketch 1

Applicant Site Plan, 12-28-21



SITE PLAN
SCALE: 1" = 30'-0"



710 N. Estes Townhouses

Sketch 2:

Site Concept Option

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N. Estes Drive

710 N. Estes Townhouses

Sketch 3:

Applicant Site Plan 4-13-22



FOR
APPROVAL

710 N ESTES TOWNHOMES PLAN RENDERING
CHAPEL HILL, NORTH CAROLINA

SCALE: 1" = 1'-0"

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04.10.2022