

Hillmont

Applicant drawings dated 01-25-22

Plan Comments/Notes

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

Date of Comments: 2-21-22

Please see attached sketch comments for each item below:

1. The site plan distinguished a “main street” that connects through the development (signified graphically by where the red trees are), standing out in terms of the hierarchy of streets and public places, which is an important aspect of the design. Suggest further reinforcing this hierarchy in terms of streetscape and architectural design. Consider providing a bump out or other street design configuration to either physically or perceptually prioritize turning left (when entering the site from Barbee Chapel Rd.) at that first intersection and following along the main street.
2. Along this street, consider adding additional bump outs, where possible, to break up parallel parking lanes in order to add more street trees. These additional trees can help provide a more comfortable and appealing pedestrian character by having trees on both sides on the sidewalk as one walks along. Attempt to align bump outs to be across the street from one another where possible: This can help create a more intimate sense of landscape enclosure as one drives along the street, which can also help add a traffic calming effect.
3. Consider switching, if possible, the pool with the landscaped courtyard. The pool is now shown in the more “public” of the two building courtyards: This location would seem to be an ideal spot for the landscape courtyard, which could enhance the “front door” character of this area of the plan.
4. Consider extending the interior sidewalks northward, to the Stancell Drive frontage, allowing pedestrian connection of buildings A & B to the development’s public spaces and natural areas.
5. For the resource area along the stream, consider an informal network of paths (could be mulch or similar light impact material) to expand on the trail system already shown on the plan in other areas.
6. Consider providing direct entrances from the street frontage, with stoops and/or porches, into ground level units along the “main street” frontages of multifamily buildings D & E.

Hillmont

Sketch Comments

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2-21-22



Provide more bump outs w/ trees & trees where bump outs are currently shown



consider sidewalk extension

consider informal trail access to natural area

consider swapping pool & courtyard locations. Courtyard could become public (community) amenity along primary frontage and near main building entrance

consider bump-out or other traffic calming method to help differentiate between "main street" (townhouse fronts) from "back" perimeter street



HILLMONT
Chapel Hill, North Carolina



Conceptual Site Plan
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