

Chapel Hill Crossing

Applicant drawings dated 08-03-23

Design Comments

Prepared by: Brian Peterson, AIA, Urban Designer, T.O.C.H.

09-22-23

Summary of Applicant Meetings and the Review Process

- Several meetings have occurred with the applicant team over the course of this project. The most recent was on 08-10-23.
- The attached Diagram 1 includes a previous site plan (presented to council on 06-07-23) and the current (08-03-23). The following comments outline the urban designer suggestions regarding the earlier plan (comments 1-4) and how the comments were incorporated into the current plan (comments 1A-4A).

Incorporation of Changes into Current Plan

1. Suggested rotating the building so that the courtyard faces the street, allowing the “wings” to present themselves along the street frontage, with the main building mass set further back. Additionally, consider stepping down the building mass along the street frontage, with higher mass toward the back. Make the Old Chapel Hill Road frontage of the building more pedestrian-friendly by eliminating or reducing the drive area in front of the building.
 - 1A. The building has been rotated as suggested, and the building height steps down at the end of the wings along the Old Chapel Hill Road frontage. The drive area in front of the building has been eliminated and replaced by a plaza and gathering space.
2. Provide a trail along the southern edge of the RCD area. This trail will someday connect to the west, through adjoining properties as they redevelop, eventually extending into the Parkline site.
 - 2A. The trail has been provided. A stub out has also been provided that would link to a future service lane, which would extend along the east side of the adjoining property, and eventually connecting into “Street A” of the neighboring Gateway development. Both the greenway connection and the future service lane concept arose from the developer workshops that were held in the summer of 2022, which resulted in the Parkline East Village Development Framework.
3. Work to reduce the height and mass of the multifamily building. Consider breaking up the building into separate structures, possibly with the parking floors, if necessary, connected by bridges between the buildings.
 - 3A. The large multi-family building has been replaced by townhouses, a significant improvement.
4. Create a more contiguous and spacious open space at the center of the development.
 - 4A. The four-story flats building, which was previously located in the center of the green space, has been eliminated, allowing the green to be a larger, singular space. A smaller community room building has been provided, at the southern end of the green. Since the overall project no longer features retail uses, this community space has the potential to be designed to offer a mix of activities that might be of interest to those that live in adjoining neighborhoods and become a community hub for the area.

Additional Comments Regarding the 09-03-23

Please see the attached Diagram 2 for comments regarding the current site plan, for consideration in the next iteration of the plan development, as more detailed design proceeds.

Summary

Substantial changes have been made to improve the design of the project. Of note is the replacement of the large multi-family building on the Huse site with townhouses, and the re-orientation and the revised massing of the 5500 Chapel Hill Road building. The reconfiguring of the main green space on the Huse property will allow for a more integrated open space system.

The revised plan addresses objectives of the Parkline East Village Development Framework. In terms of connectivity, the plan is configured to allow tie-ins with future greenways and pedestrian facilities. On the north side of the 5500 building a drive stub-out will allow future connection to a service lane which was a component of the Framework. The frontage of the 5500 Building along the north side of Old Chapel Hill Road, has been revised in this version of the plan to be more active and engaging, containing a plaza and other pedestrian features, a design character envisioned for the entire north frontage along Old Chapel Hill Road. There are opportunities to create gateway elements (see comment 12 on the attached Diagram 2), which were outlined in the Framework Diagram; these are design features that can be explored as the project moves into the next iteration of design when more detailed landscape concepts will be addressed.

Diagram 1

Previous Comments Reflected in Current Plan

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09-22-23

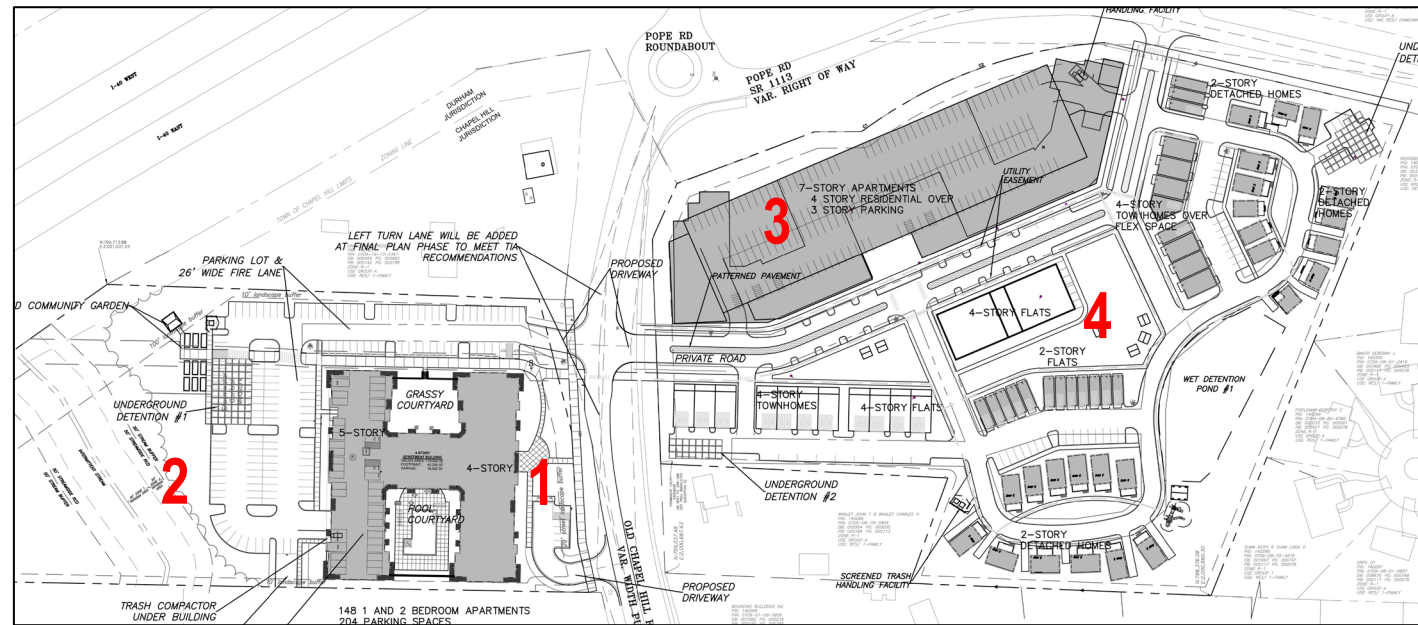


Image 1: Plan Presented to Council June 7, 2023

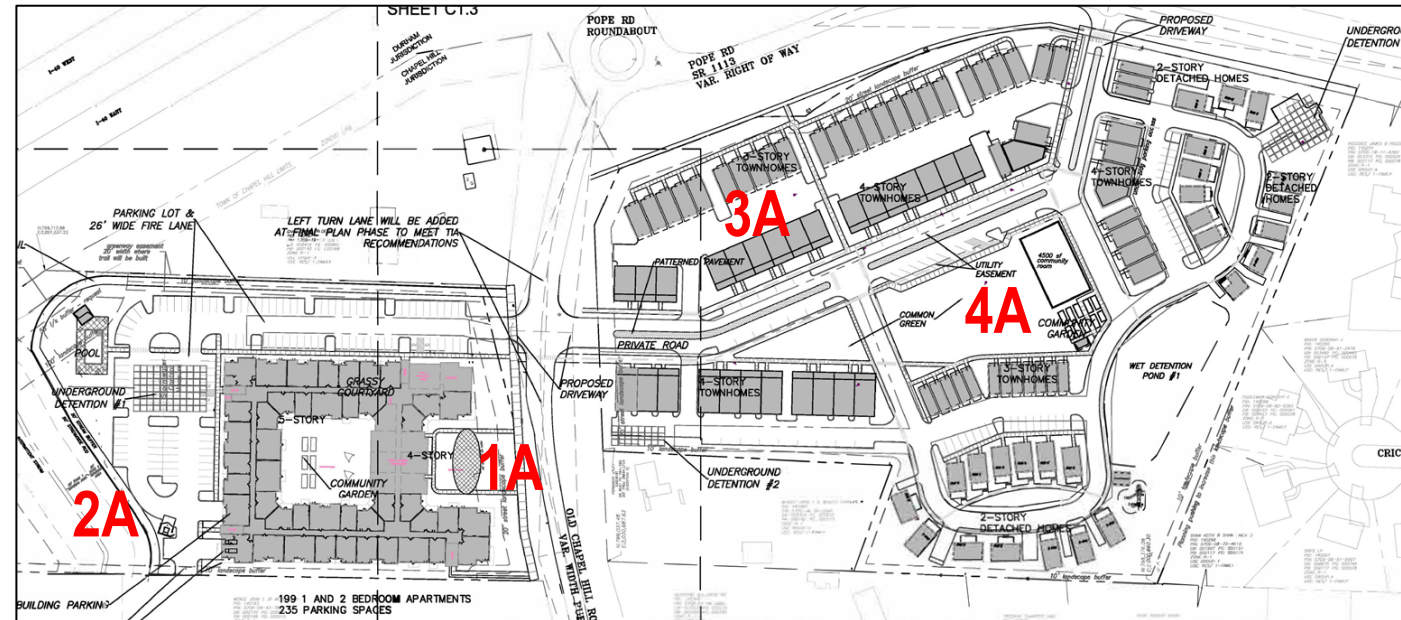


Image 2: Applicant Plan 08-03-23

Diagram 2

Additional Comments for Next Iteration

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 09-22-23

1. Plaza space: hardscape gathering space for markets, food trucks, etc. Trees around perimeter
2. Central green: concert lawn/outdoor movies
3. Informal stage incorporated into community center façade
4. Small community spaces (playgrounds, grilling, fire pit, bocce, etc.)
5. Move building footprint back to allow tree edge along street
6. Consider permeable paving
7. Wildflower/butterfly gardens
8. No curb zone at gardens for informal character
9. Pond/stormwater feature with trail
10. Trail detail with seating, shade and flagstone platforms at water's edge-make pond an amenity
11. Additional street trees at pedestrian crossings and entrances to provide sense of transition and scale
12. "Gateway" features flanking entrances
13. Inner courtyard: utilize paving/landscape to break down scale of interior auto court. This will improve the views of this space from the townhouses along Pope Road which have the main living space at the rear of the unit
14. Entrance courtyard: provide community gathering plaza space to help activate Old Chapel Hill Road frontage
15. "Urban" landscape character rather than screening buffer
16. Convert 3 units to "Brownstone" units for street façade consistency at entrance area
17. Side elevation to have "front-like" character



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PLANT LIST MAY BE EXPANDED AT FINAL PLAN PHASE

