

Design Review and Comments

Old Chapel Hill Road Development

Applicant drawings submitted for June 12 Council meeting

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Summary of Applicant Meetings and the Review Process

- A project kick-off meeting was held with the applicant team to review an initial master plan concept.
- The following comments are for an updated master plan concept, which has been submitted for the June 12 Council meeting.

Comments

The following comments are keyed to the attached comment diagram. The diagram and comments address how this project is meeting, or can meet, objectives set forth in the Parkline East Village Development Framework Diagram.

1. Along the Old Chapel Hill Road frontage, utilize building massing strategies to create a height and mass transition to a lower scale along the street edge. Consider similar strategies that were applied to the neighboring Chapel Hill Crossing multifamily residential building such as placing a courtyard along the street edge and having massing that steps down in height from taller portions of the building. Along the Old Chapel Hill Road frontage, consider providing urban landscape design features that add to the pedestrian quality, such as benches and shade trees. Coordinate designs with the neighboring Chapel Hill Crossing multifamily building, which employs a similar strategy along the frontage.
2. Opportunities exist to create “gateway” elements at the corners of the project site along the White Oak Drive frontage. At the intersection of Old Chapel Hill Road and White Oak Drive, the corner of the building could be articulated with a tower, vertical emphasis, or other architectural strategies to denote this important corner in the Parkline street network. Consider providing a ground floor use at this corner that has an active function and could provide pedestrian activation along the Old Chapel Hill Road/White Oak Drive corner frontages. At the northern edge of the site, where White Oak Drive meets “Street A” of the neighboring Meridian Lakeview Gateway project, a gateway character can be created by providing “parchitecture” elements such as a gazebo, pergola, or other landscape features in the suggested landscape edge space (see comment 4).
3. Provide an urban street frontage along White Oak Drive, with trees in planting strips next to the curbs, sidewalks, and stoops/porches and individual entrances from the sidewalk for ground floor residential units along the street, as feasible. Consider having the “front door” or main entrance to the buildings along the White Oak Drive frontage.
4. Where parking areas are currently shown abutting the White Oak drive pedestrian frontage, consider providing landscape edges, and pull any surface parking back from the sidewalk area, to ensure continuity of a quality pedestrian character along the portions of the frontage where there is not a building edge. These spaces could have landscape elements such as pergolas, garden walls, benches, or other landscape features. The Meridian project includes some of these; suggest coordinating with that development team to see whether there is potential to coordinate site landscape design elements between the two projects. Also consider this type of coordination with the East Lakeview team as well. While these separate projects are addressing their own development conditions and concerns, there is an opportunity to coordinate site features, which can encourage a more consistent neighborhood character to the entire area.

5. Provide a secondary pedestrian pathway along the southern edge of the environmental buffer space, (and connecting to the pathway being provided by the Chapel Hill Crossing project) and along the edge of the multifamily/townhouse parcel.
6. Provide a pedestrian connection (and small green space) that extends the mid-block interior green court within the East Lakeview project, and continue an informal pathway across the buffer space, to connect into the greenway along the south edge of the Meridian project.
7. Consider ways to allow for an east/west pedestrian connection in this vicinity, that can someday link into an informal secondary pedestrian connection that would extend through current and future redevelopments, from White Oak Drive westward to Lakeview Drive.
8. Coordinate with the East Lakeview and Meridian owners/teams to continue the greenway trail along the unimproved right of way that abuts the western edge of the multifamily/townhouse parcel.
9. Provide a vehicular connection from the site access drive that leads into the neighboring Chapel Hill Crossing site, southward along the parking area, to connect into Old Chapel Hill Road.
10. Provide a vehicular connection through the multi-family/townhome site, from the East Lakeview property to White Oak Drive.
11. Admirably, this project includes an extension of the greenway that is part of the Meridian project, helping to establish what will be a significant connective element that will eventually extend through the entire Parkline East development area.

Comment Diagram Old Chapel Hill Road

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