

# 1165 Weaver Dairy Road

Special Use Permit Plan Presentation to  
Chapel Hill Town Council  
04.18.18



Coulter Jewell Thames, PA



# Site Existing Conditions



Existing Site – view from Weaver Dairy Road



# Existing Neighborhood Conditions



View eastbound on Weaver  
Dairy Road toward project site



Adjacent  
Weaver  
Crossing  
Development



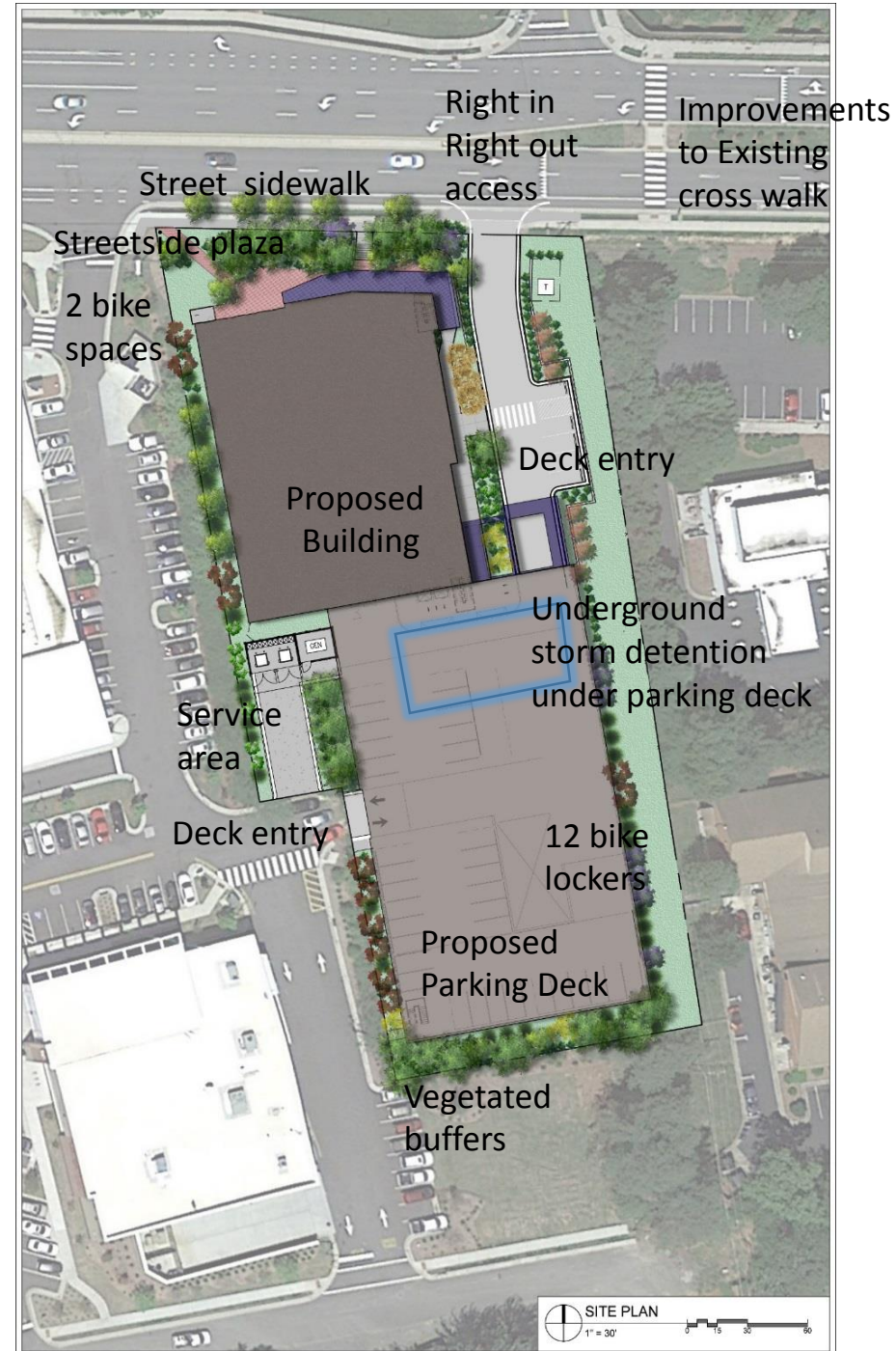
North Side Weaver Dairy Road





# 1165 Weaver Dairy Road Proposed Site Plan

- Building - 48,624 sf
  - 3 stories
- Parking – 231 spaces in a 4 story deck, plus additional spaces for motorcycles and mopeds
- Bicycle Parking - 24 bike parking (12 at loops, 12 in lockers)
- Stormwater management
- Improvement to the existing crosswalk across Weaver Dairy Road
- Pedestrian streetside plaza



# 1165 Weaver Dairy Road Modifications

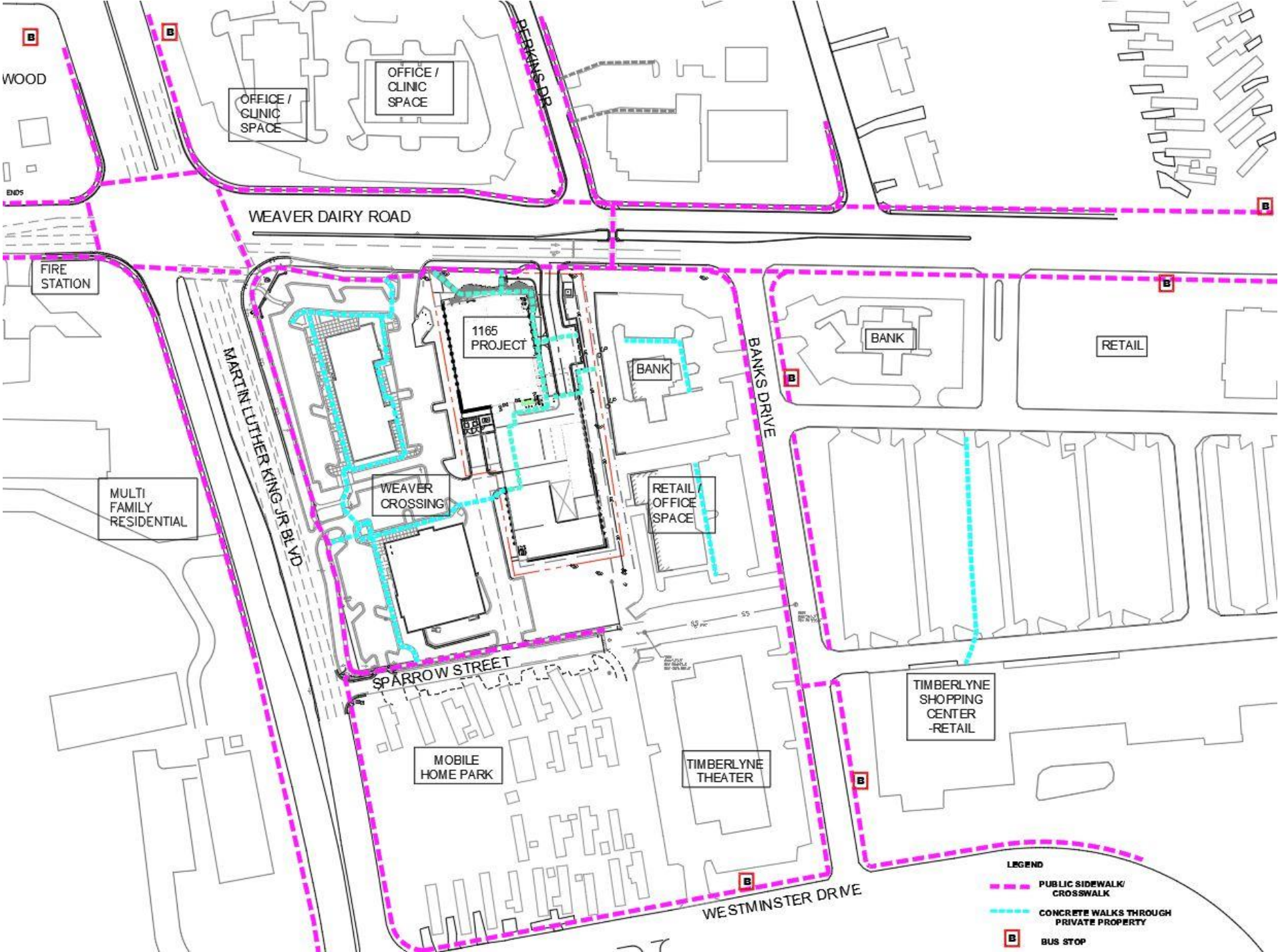
## Requested Modifications

- Modification of the western landscape buffer from the required 10' width to a 7' width with reduced plant quantities. Uses on each side of the property line are the same.
- Modification of the northern street buffer from 30' to a buffer varying between 11' and 25'. A reduction of 50% of the required trees is also requested. All shrubs will be installed. Reduction allows for an interactive plaza space.
- Modification of the eastern landscape buffer to be set next to the parking deck with a 65% reduction in trees. All shrubs will be installed. The buffer sits aside a Duke Energy easement with transmission lines running through. Tree canopies must be kept away from the transmission lines.
- Modification to allow for all steep slopes on site to be disturbed. Steep slopes on site were man made and are not necessary to protect plant or animal habitats, or to preserve natural hillsides or watercourses.





# 1165 Weaver Dairy Road Pedestrian Connectivity



PARKING DECK  
SEE 1/A204 FOR  
CONTINUATION OF  
ELEVATION



## East Building Elevation



# North Building Elevation



## West Overall Elevation



# 1165 Weaver Dairy Road Perspective



Perspective – Building viewed from Weaver Dairy Road



# 1165 Weaver Dairy Road

## Street Side Plaza





# 1165 Weaver Dairy Road

Questions and Comments

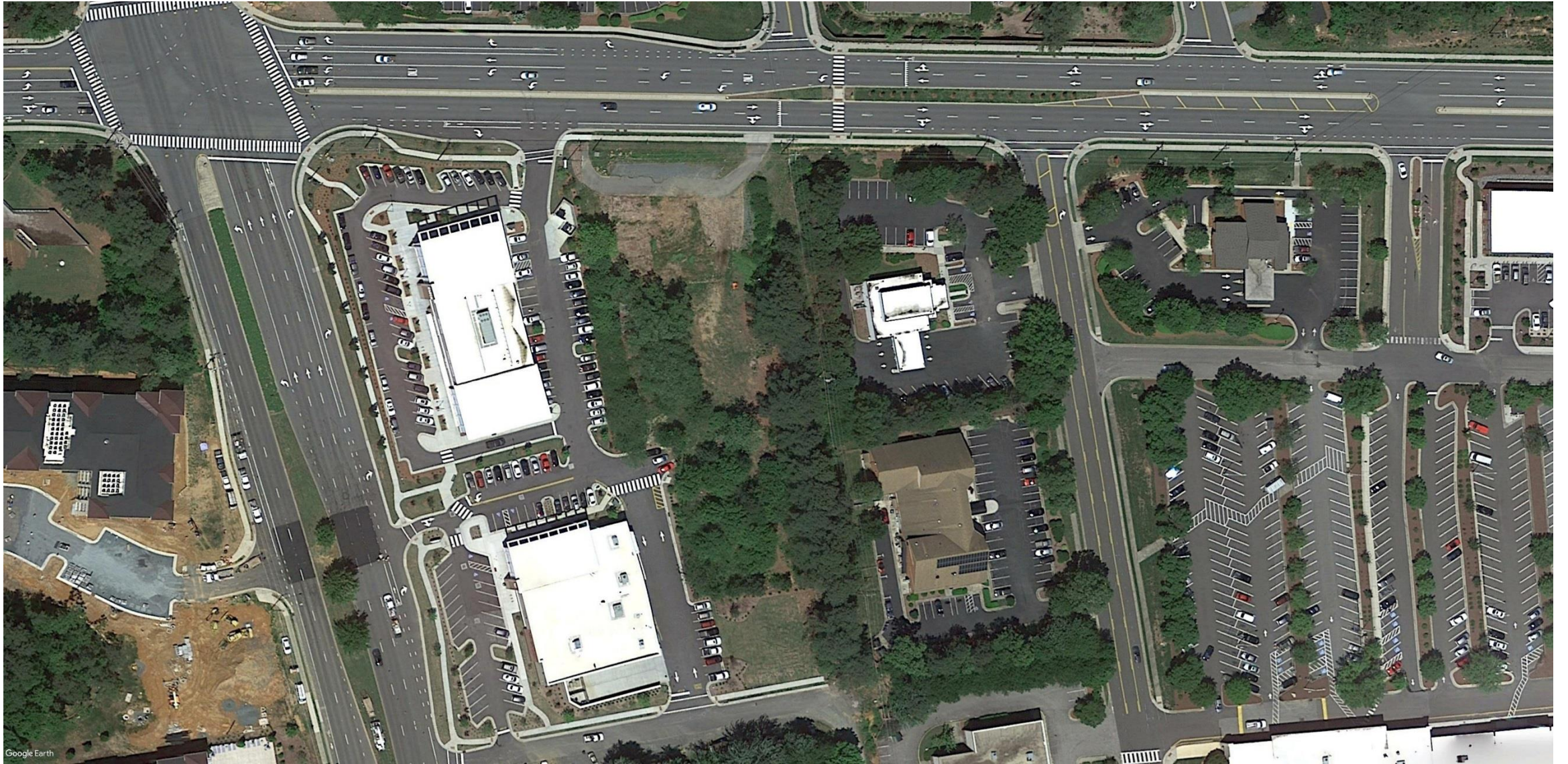


Coulter Jewell Thames, PA



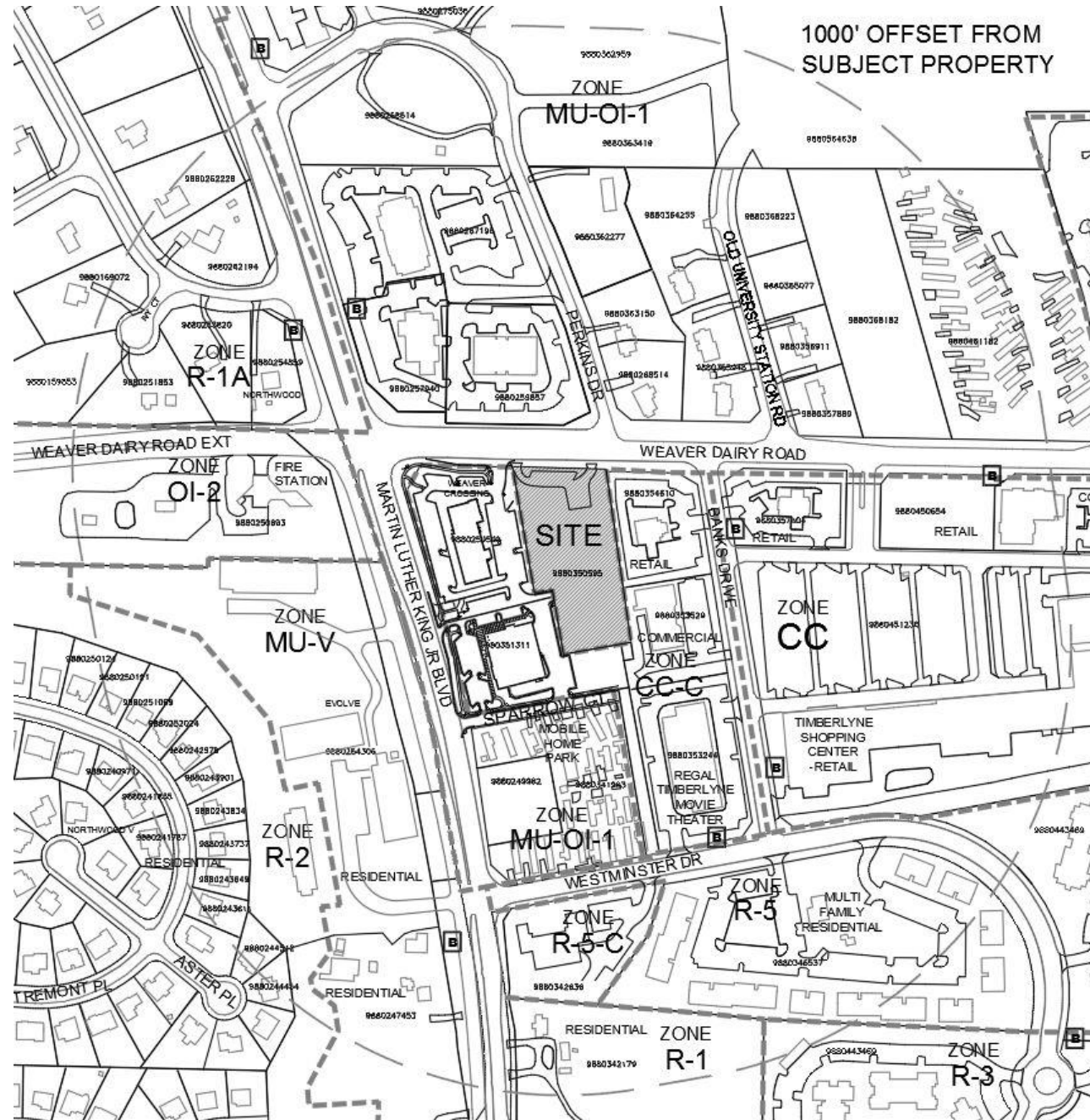


# Aerial image - Neighborhood





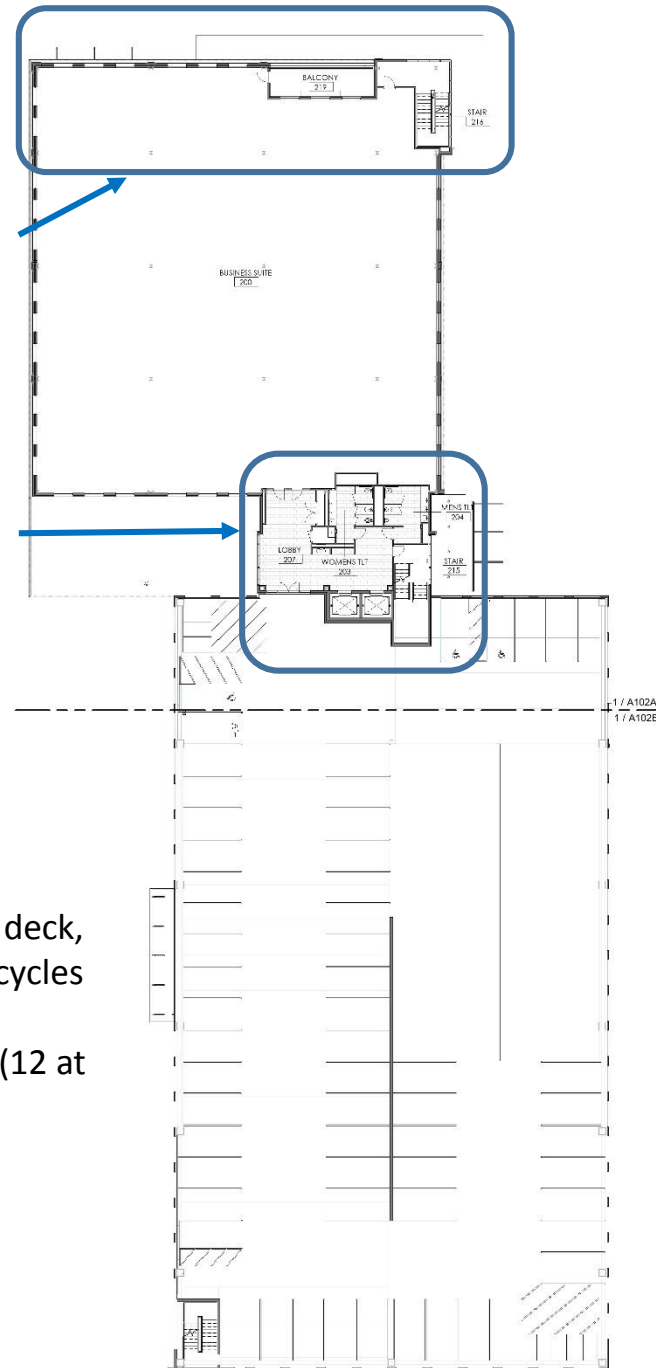
# Weaver Dairy Road Area Map



# Floor Plans

Area for Retail at the first level

Primary Core

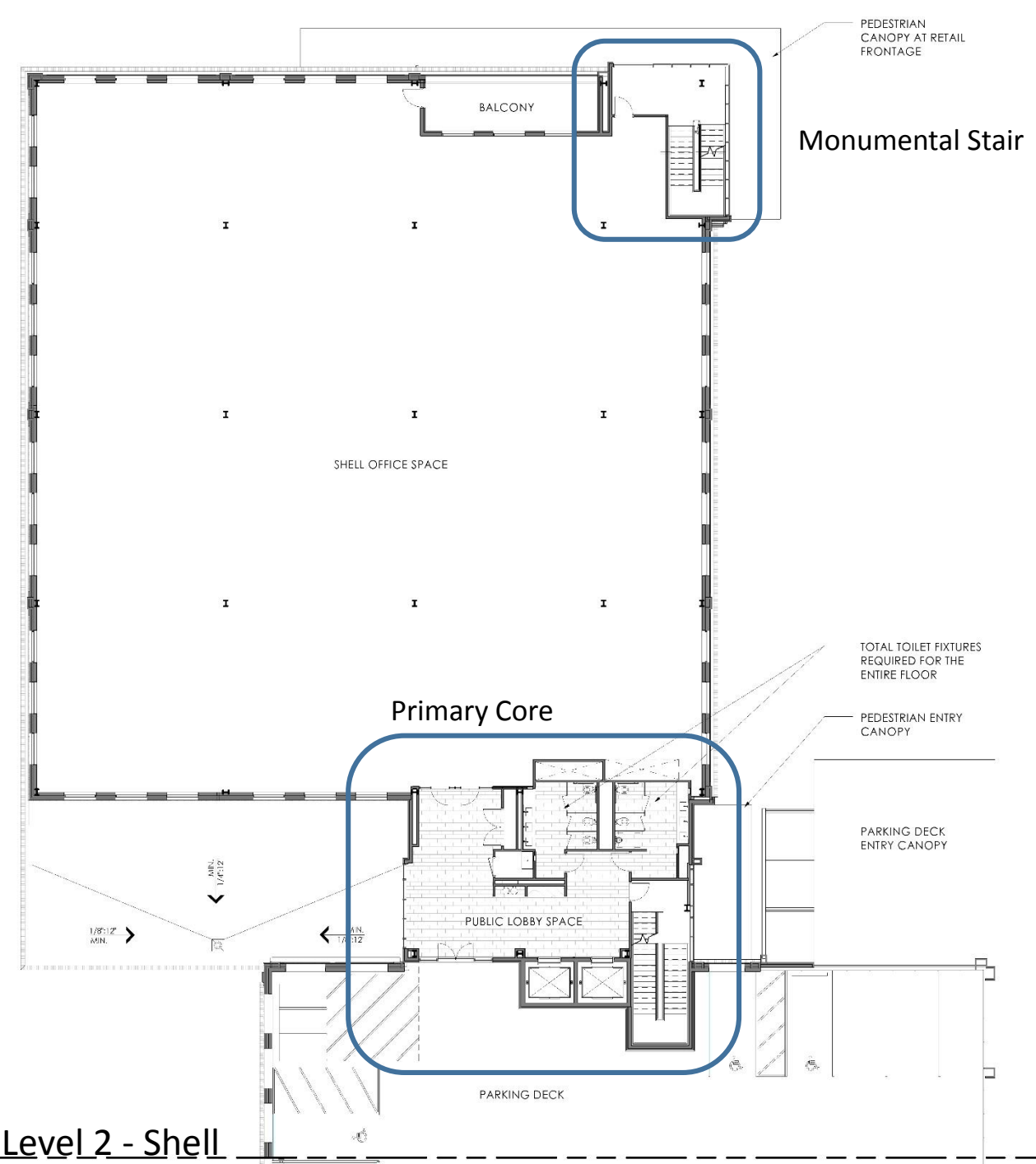


Overall Level 2

## BUILDING DATA:

- Building - 48,624 sf
  - 3 stories
- Parking – 231 spaces in a 4 story deck, plus additional spaces for motorcycles and mopeds
- Bicycle Parking - 24 bike parking (12 at loops, 12 in lockers)
- Overall Dimensions:
  - N/S = 370'-10"
  - E/W = 163'-6"

Level 2 - Shell

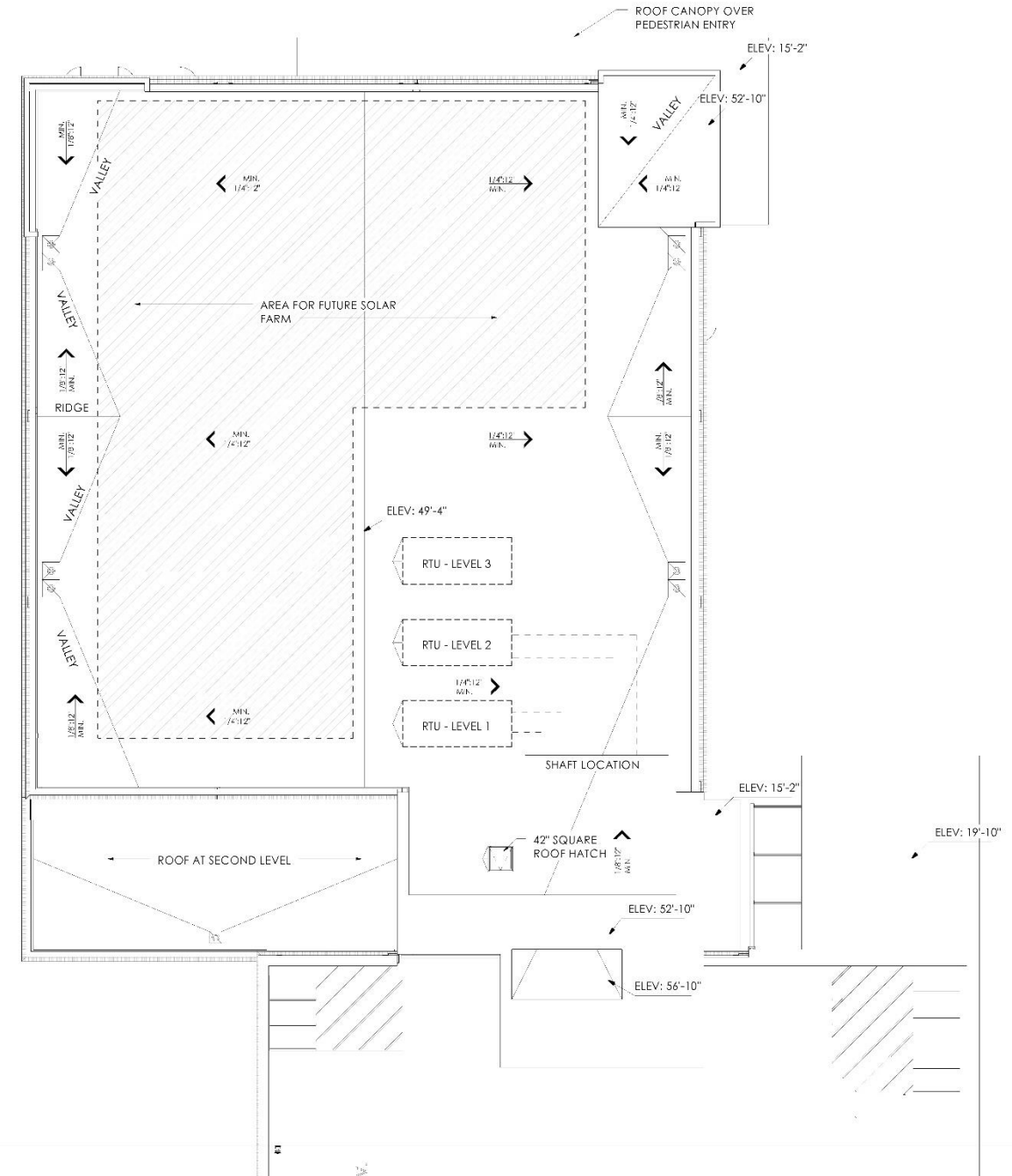


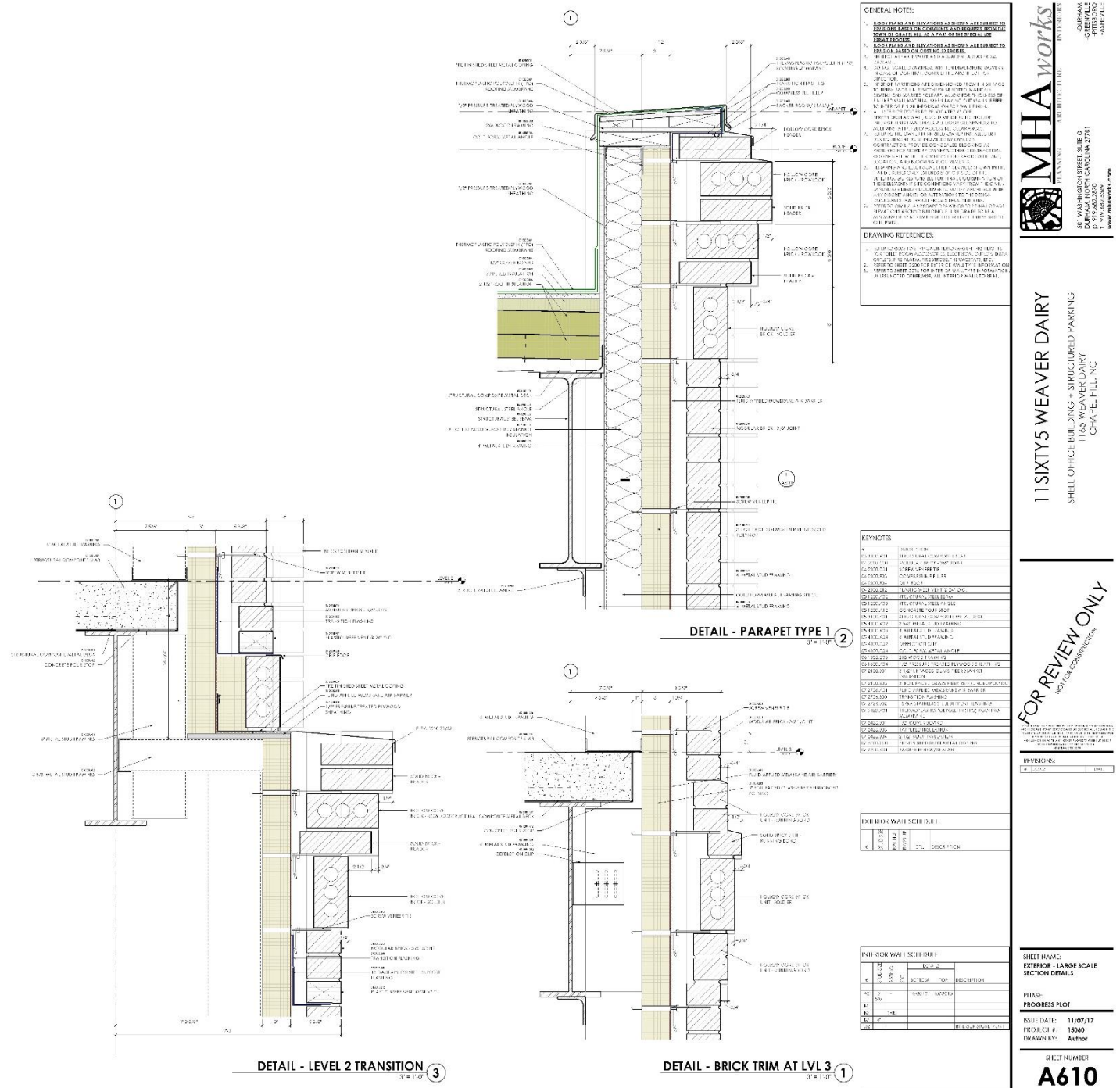


# 1165 Weaver Dairy Road Proposed Plan

## SUSTAINABLE DESIGN ELEMENTS

- The roof plan accommodates future roof mounted solar panels on the north and west edges of the building to accommodate the south west orientation of future solar rack installation.
- The Roof Top Package Units are high efficiency reducing overall energy consumption. Controls and future ductwork expansion will be required to be commissioned for air leakage
- The roof materials are high albedo reducing heat island effect.





# 1165 Weaver Dairy Road LEED Worksheet



## LEED v4 for BD+C: Core and Shell Project Checklist



Y ? N Credit Integrative Process 1

7	0	0	Location and Transportation	20
			Credit LEED for Neighborhood Development Location	20
2			Credit Sensitive Land Protection	2
			Credit High Priority Site	3
2			Credit Surrounding Density and Diverse Uses	6
			Credit Access to Quality Transit	6
1			Credit Bicycle Facilities	1
1			Credit Reduced Parking Footprint	1
1			Credit Green Vehicles	1

6	0	0	Sustainable Sites	11
Y			Prereq Construction Activity Pollution Prevention	Required
1			Credit Site Assessment	1
			Credit Site Development - Protect or Restore Habitat	2
			Credit Open Space	1
2			Credit Rainwater Management	3
1			Credit Heat Island Reduction	2
1			Credit Light Pollution Reduction	1
1			Credit Tenant Design and Construction Guidelines	1

5	2	0	Water Efficiency	11
Y			Prereq Outdoor Water Use Reduction	Required
Y			Prereq Indoor Water Use Reduction	Required
Y			Prereq Building-Level Water Metering	Required
2			Credit Outdoor Water Use Reduction	2
2	2		Credit Indoor Water Use Reduction	6
			Credit Cooling Tower Water Use	2
1			Credit Water Metering	1

16	2	0	Energy and Atmosphere	33
Y			Prereq Fundamental Commissioning and Verification	Required
Y			Prereq Minimum Energy Performance	Required
Y			Prereq Building-Level Energy Metering	Required
Y			Prereq Fundamental Refrigerant Management	Required
4			Credit Enhanced Commissioning	6
10			Credit Optimize Energy Performance	18
1			Credit Advanced Energy Metering	1
			Credit Demand Response	2
	2		Credit Renewable Energy Production	3
			Credit Enhanced Refrigerant Management	1
1			Credit Green Power and Carbon Offsets	2

Project Name: 1165 Weaver Dairy  
Date: 27-Mar-18

8	3	0	Materials and Resources	14
Y			Prereq Storage and Collection of Recyclables	Required
Y			Prereq Construction and Demolition Waste Management Planning	Required
3			Credit Building Life-Cycle Impact Reduction	6
1	1		Credit Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	1		Credit Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	1		Credit Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit Construction and Demolition Waste Management	2

7	2	0	Indoor Environmental Quality	10
Y			Prereq Minimum Indoor Air Quality Performance	Required
Y			Prereq Environmental Tobacco Smoke Control	Required
1			Credit Enhanced Indoor Air Quality Strategies	2
2	1		Credit Low-Emitting Materials	3
1			Credit Construction Indoor Air Quality Management Plan	1
2	1		Credit Daylight	3
1			Credit Quality Views	1

1	0	0	Innovation	6
			Credit Innovation	5
1			Credit LEED Accredited Professional	1

1	0	0	Regional Priority	4
1			Credit Regional Priority: Specific Credit	1
			Credit Regional Priority: Specific Credit	1
			Credit Regional Priority: Specific Credit	1
			Credit Regional Priority: Specific Credit	1

51	9	0	TOTALS	Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110				