



Town Hall  
405 Martin Luther King Jr.  
Boulevard  
Chapel Hill, NC 27514

## **TOWN OF CHAPEL HILL**

### **Community Design Commission**

### **Action Minutes**

Christine Berndt  
Susana Dancy  
Lucy Davis  
Edward Hoskins

Susan Lyons  
Volker Mueller  
Megan Patnaik  
Polly Van de Velde

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**Monday, October 8, 2018**      **6:30 PM**      **RM 110 | Council Chamber**

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#### **Roll Call**

**Present**      6 - Christine Berndt, Susana Dancy, Lucy Davis, Susan Lyons,  
Volker Mueller, and Megan Patnaik

#### **Announcements**

#### **Blue Hill Form District Certificate of Appropriateness**

##### **1. Tar Heel Lodging**

Commission members discuss the intended outcome for the meeting, which was not to take action on the Certificate of Appropriateness (to be done at a subsequent meeting) but to consider the proposed Design Alternatives and take a straw poll (informal) vote on each. Approved Design Alternatives will then be listed as part of the Certificate of Appropriateness.

The Commission made the following determinations:

- Design Alternative 3a (Build-to-Zone depth along Service Rd):  
Approved 6-0  
Recommendation for additional landscaping and pedestrian activation at the corner of Novus Ln and the Service Rd
- DA 3c (Novus Ln Type A-1 Frontage, option for shifting the building closer to the street and providing an exemption to building step back requirements): Approved 6-0
- DA 4a (Build-to-Zone percentage along Street 2, north side):  
Approved 6-0
- DA 4b (Exemption to building step back requirements along Street 2, north side): Approved 6-0

- DA 5 (Parking deck setback along Street 2, north side): Approved 6-0
- DA 9 and 10 (Ground floor and upper story transparency for TRU Hotel west building elevation): Generally in support, provided there is other relief for the façade such as a change in color, signage, or signature design element
- DA 11 (Entrance spacing along Service Rd): Generally in support
- DA 13 (EIFS as primary material): No determination; staff to advise on whether the Commission must make a finding that the material is equivalent or better to allowable primary materials
- DA 12 (Crediting covered outdoor amenity space): Approved 6-0
- DA 14 (Ground floor elevation at Street 1 and Novus Ln intersection): Approved 6-0
- DA 1 (Street 1 block length): Approved 5-1. Chris Berndt dissented and suggested that Building 4 be shifted to allow a pass-through as part of justification for this Design Alternative.
- DA 2 (Street 1 pass-through spacing): Approved 5-1. Chris Berndt dissented, same reasoning as DA 1.

The Commission advised on additional information that the applicant should provide at the next meeting, for review of the Certificate of Appropriateness.

## **Adjournment**

Next Meeting – October 15, 2018