



TOWN OF CHAPEL HILL

Community Design Commission

Meeting Minutes

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

Volker Mueller
Susana Dancy
Christine Berndt
Lucy Davis

Edward Hoskins
Susan Lyons
Megan Patnaik
Polly Van de Velde

Wednesday, December 19, 2018

6:30 PM

RM 110 | Council Chamber

Meeting rescheduled from December 10, 2018 due to inclement weather

Opening

Roll Call

Present 5 - Chair Volker Mueller, Susana Dancy, Christine Berndt,
Edward Hoskins, and Polly Van de Velde

Absent 3 - Lucy Davis, Susan Lyons, and Megan Patnaik

Approval of Agenda

A motion was made by Dancy, seconded by Hoskins, to approve Agenda with change that Agenda Item 8 be heard after Consent Agenda Items. The motion carried by a unanimous vote.

Announcements

Announcement was made by Staff Liason Liles, requesting on behalf of Town Engineer Chris Roberts for a CDC commissioner to be present at an advisory board representative meeting to review a draft of the Engineering Design Manual in January. Van de Velde expressed interest as did Berndt.

Announcement was made by Chair Mueller that new Council liasons have been appointed for the CDC. Council members Buansi and Oates.

Petitions

Approval of Minutes

Berndt moved approval of the November 27, 2018 minutes with the following changes: 1. Add on page 3 to the explanation of Nay votes for Design Alternative 13: "Berndt does not think the material is allowed by code as a primary material and does not think it is an equivalent or better material;" 2. Clarification of the location of the fin at TRU Hotel; and 3. Change the word "edge" to "perimeter" to make clear the lighting would be removed from all the

edges of the parking deck.

A motion was made by Berndt, seconded by Van de Velde, that previous minutes be approved as amended above. The motion carried by a unanimous vote.

1. CDC Minutes - November 27, 2018

[\[18-1004\]](#)

Consent Agenda

Berndt sought and gained verification from Staff Liason Liles that Babalu Sign proposal did comply with the ordinance height limits.

A motion was made by Dancy, seconded by Van de Velde, that the Consent Agenda Items be approved. The motion carried by a unanimous vote.

2. Babalu Sign Modifications

[\[18-1005\]](#)

3. The Courtyards-Cat Tales Cafe

[\[18-1006\]](#)

4. Orange Methodist Church

[\[18-1007\]](#)

Concept Plan Reviews

8. 1200 MLK Concept Plan

[\[18-1011\]](#)

Commission Member Comments-

Several citizens were in attendance and expressed concerns about the impacts of the project on their homes. The plan is designed to integrate commercial elements with the existing residential community. The Commission members sought clarification and made comments on a range of topics including but not limited to the following-

1. Concern was voiced over the siting of the storage building and its context to the existing residential mobile home park.
2. Suggested the applicant explore potential to include townhomes or residential units as part of the building design and to see if a recreation space could be incorporated.
3. Suggested site improvements for pedestrian circulation and safety.
4. Concerns expressed over economic viability of the gas station.
5. Concerns expressed whether the gas station and storage building are in line with Towns aspirations for the MLK corridor.
6. Interest in seeing better pedestrian connections to support new uses.
7. Desire to ensure existing open space is preserved, or applicant to provide another open space.
8. Expressed desire to retain as many affordable housing options as possible. First by retaining as many existing home sites as possible, second by proposing potential apartment building or like use elsewhere on site.
9. Expressed interest in developer and Town to investigate the feasibility of bringing current existing homes to code.
10. Expressed interest in the maintenance of the RCD.

11. Expressed belief that the viability of this project rest on reducing the impact on the existing residences.
12. Expressed appreciation for the developer's communication with the residences and expressed hope that this open communication will continue.

Old Business

5. UNC HealthCare Eastowne Development

[\[18-1009\]](#)

Commissioners offered Courtesy comments as directed by staff concentrated on the Urban Design Review provided by Tony Sease, the Entrance Sign and the Modified Landscape Buffer. Those and other comments were also received and noted below.

1. General support of site pedestrian connections and experiences.
2. Questioning the commitment of the future liner building site and how that will be phased, designed and managed. Interest in maintaining the landscaping buffer along Eastowne Drive at the time a liner building is constructed.
3. General support for the shift in the parking structure to allow a liner building. As noted by the consultant, the size of deck seems excessive. Breaking parking into smaller buildings would have been preferred.
4. Interest in better understanding the timeline and facilitation of the joint master planning process between TOCH and UNC.
5. Interest in having more understory trees or shrubs on either side of the fire access lane as part of the modified landscape buffer along 15/501.
6. General support of the proposed entry sign.

Review of Parking Structure Revised Elevations-

Commissioners offered appreciation to the effort of the applicant to improve the Parking Structure facades. Approval is conditioned on an additional effort by the applicant to add vertical elements as determined by the architect. Staff will send upated plans to CDC for record once those are received.

A motion was made by Dancy, seconded by Van de Velde, that the Parking Structure elevations be approved with a stipulation that additional vertical metal panel elements would be added to the Eastowne facade, number and location to be determined by the applicant. The motion carried by a unanimous vote.

6. COA: Tarheel Lodging

[\[18-1008\]](#)

Item rescheduled for January 22, 2019

New Business

7. Park Apartments - Courtesy Review

[\[18-1010\]](#)

Commission members provided Courtesy Review Comments on preliminary

plans for a future application for a multi-family community in Blue Hill District. Commissioners sought clarification and relayed support on a range of topics included by not limited to the following-

1. Encouraged the applicant to use primary entrances as a way to break up the building massing, and not to hide them in the pass-through.
2. General support given to the pedestrian pass-throughs but expressed interest in reviewing the scale and shape of the element.
3. General concern about the buffer and parking adjacent to the single family housing along Frances Street to the south. Multiple commissioners encouraged review of that layout for potential alternatives.
4. Concern about two phases reading as two separate projects. Commission members requested an effort by the applicant to unify the architectural components, with support of the garden apartments being modified to look and feel more like the mid-rise building. Concern expressed about flat roofs in one phase and pitched roofs in the other phase. Commissioners specifically noted additional study of the transition from mid-rise building, to garden apartments to single family on Frances Street. A suggestion was made to consider townhomes for the transition area to Frances Street.
5. While commercial is not required, multiple commissioners expressed appreciation to the ground level activation of the southwest corner of the building including fitness, amenities and leasing.
6. General support of the applicants use of the architecture to address topographical change as well as the proposed use of public art on the building.
7. Some commissioners expressed an interest in seeing more modern architecture.
8. Concern about the location of the large recreation space along Ephesus Church Road, and the need for careful design so it does not feel leftover and unprogrammed.
9. Address stormwater management and flooding concerns

Adjournment

Next Meeting - 01.22.2019

A motion was made by Van de Velde, seconded by Dancy, to adjourn meeting. The motion carried by a unanimous vote.

Next meeting will be January 22, 2019.

Order of Consideration of Agenda Items:

- 1. Staff Presentation*
- 2. Applicant's Presentation*
- 3. Public Comment*
- 4. Board Discussion*
- 5. Motion*
- 6. Restatement of Motion by Chair*
- 7. Vote*
- 8. Announcement of Vote by Chair*

Public Charge: The Advisory Body pledges its respect to the public. The Body asks the public to conduct themselves in a respectful, courteous manner, both with the Body and with fellow members of the public. Should any member of the Body or any member of the public fail to observe this charge at any time, the Chair will ask the offending person to leave the meeting until that individual regains personal control. Should decorum fail to be restored, the Chair will recess the meeting until a genuine commitment to this public charge is observed.

Unless otherwise noted, please contact the Planning and Development Services Department at 919-969-5066; planning@townofchapelhill.org for more information on the above referenced applications.

See the Advisory Boards page <http://www.townofchapelhill.org/boards> for background information on this Board.