#### DEVELOPMENT AGREEMENT APPLICATION



TOWN OF CHAPEL HILL Planning Department 405 Martin Luther King Jr. Blvd Chapel Hill, NC 27514 *phone* (919) 968-2728 www.townofchapelhill.org

Parcel Identifie	er Numbers	5 (PIN):	9798255743, 9798 9798351887	3258	3721, 9798265134, 979826	58189,		Date: 7/9/2021
Section A: Pr	oject Info	ormatio	n					
Project Name	:	Glen Ler	nox Development A	gre	ement			
Property Add	-		leigh Rd, Chapel Hill				Zip	Code: 27514
Use Groups (A	A, B, and/o	r C):	A, B, and C	Ex	isting Zoning District:	R-3 and		
		18-acre	mixed use district ir	-		this app	licatio	on serves as a request to add
Project Descr	iption:	additior	al height to several	bloo	cks within the 5 parcels.			
Saction B. An	nlicont	Owner	and /or Contract	D	schocor Information			
Section B: Ap	plicant,	Owner a	and/or Contract	Pur	chaser Information			
••		•	m correspondence		l be mailed)			
Name:			es, Grubb Properties uth Drive, Suite 110		NC 27511			
Address:		burgii 50	util Drive, Suite 110	, Cai	y NC 27511			
City:	Cary		State:		NC	Zip Cod	e:	27511
Phone:	919.388	5780	Email	: _	wstcharles@grubbprope	rties.com	۱	
The undersign this application Signature:			•	o th	ne best of his knowledge	e and be Date:	lief, a	all information supplied with
Owner/Contract Purchaser Information:								
🛛 Owner					Contract Purcha	ser		
Name:	Glen Len	nox, LLC,	C/O Grubb Propert	ies				
Address:	117 Edin	burgh So	uth Drive, Suite 110	, Cai	ry NC 27511			
City:	Cary		State:		NC	Zip Cod	e:	27511
Phone:	919.388	5774	Email	:	jdye@grubbproperties.c	om		
this application Signature:	on is true a				ne best of his knowledge	e and be Date:		all information supplied with
Revised 07	.09.2021							

#### DEVELOPMENT AGREEMENT APPLICATION SUBMITTAL REQUIREMENTS TOWN OF CHAPEL HILL Planning Department

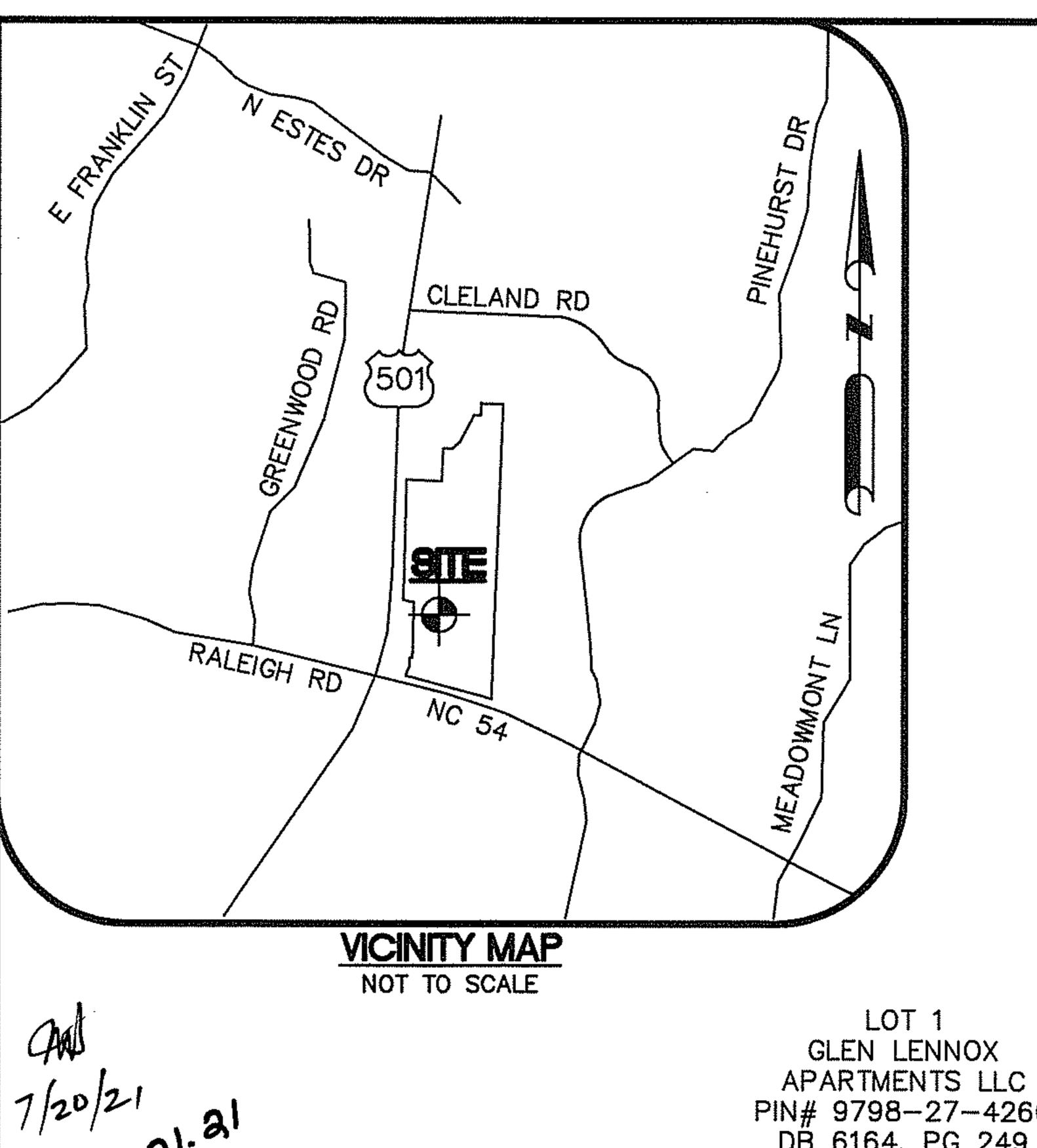


The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department at (919)968-2728 or at planning@townofchapelhill.org.

х	Application fee	Amount Paid \$
х	Pre-application meeting – with appropriate staff	
х	Digital Files - provide digital files of all plans and documents	
	Recorded Plat or Deed of Property	
	Statement of Justification	
	Mailing list of owners of property within 1,000 feet perimeter of subject pro	operty (see GIS notification tool)
	Mailing fee for above mailing list (mailing fee is double due to 2 mailings)	Amount Paid \$
	Written Narrative describing the proposal	


Permit Number:\_\_\_\_\_



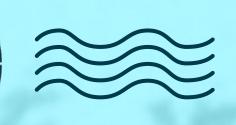


SIT	'E DATA TABLE	
LOT #	PHASE 1 AREA: ACRES (SQ FT)	PHASE 2 AREA: ACRES (SQ FT)
NEW LOT 9A	4.25 (185,108)	2.43 (105,785)
NEW LOT 9B		1.93 (84,216)
NEW LOT 9C	1.54 (66,953)	1.54 (66,953)
NEW LOT 4	2.86 (124,620)	2.76 (120,121)
NEW LOT 5	5.59 (243,371)	5.58 (243,144)
GLEN LENNOX REMAINDER (EXCLUDING R/W)	31.12 (1,355,421)	31.12 (1,355,105)
GLEN LENNOX TOTAL RIGHT OF WAY	10.49 (456,870)	10.49 (457,019)
GLEN LENNOX REMAINDER (INCLUDING R/W)	41.60 (1,812,291)	41.60 (1,812,123)
TOTAL SITE AREA	55.84 (2,432,343)	55.84 (2,432,343)

	GENERAL NOTES
1.	THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A RIGHT-OF-WAY ABANDONMENT & DEDICATION, EASEMENT DEDICATION, AND SUBDIVISION PLAT.
2.	BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID COORDINATES NAD 83 (2011), GRID TIE PERFORMED USING GPS, BASED, WITH A COMBINED SCALE FACTOR OF 0.99992820. BOUNDARY CLOSURE = 1:130,700.
3.	ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4.	ZONING: NCD-8C (NEIGHBORHOOD CONSERVATION DISTRICT)
	*SETBACKS, PARKING AND BUILDING HEIGHTS: VARIABLE WIDTHS BASED ON LOCATION IN THE PROPOSED DEVELOPMENT – SEE "GLEN LENNOX AREA NEIGHBORHOOD CONSERVATION DISTRICT PLAN FOR CD-8C" AS ADAPTED BY THE CHAPEL HILL TOWN COUNCIL MAY 30, 2012.
6.	AREA BY COORDINATE GEOMETRY.
7.	THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON: FIRM PANELS: <u>3710979800L</u> EFFECTIVE DATES: <u>10/19/2018</u>
8.	REFERENCES: PB 14, PG 180; DB 3521, PG 131; PB 117, PG 178-179; PB 119, PG 36-38; PB 122, PG 9-14; PB 122, PG 161-164; PB 122, PG 173 O THE ORANGE COUNTY REGISTER OF DEEDS.
9.	SEE PLAT BOOK 14, PAGE 180 FOR ORIGINAL RIGHT OF WAY ALIGNMENTS.











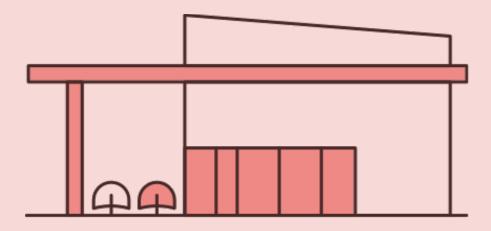


Community Meeting 9/16/2021





# **An Enduring** Vision





# We are Community Builders

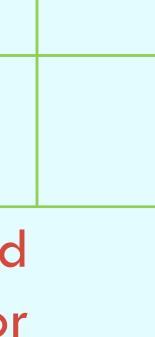
Setting out to build a neighborhood that is nostalgic yet forward-thinking



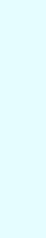




We believe design focused on vibrant outdoor gathering spaces will allow us to embrace and emphasize what makes Glen Lennox special

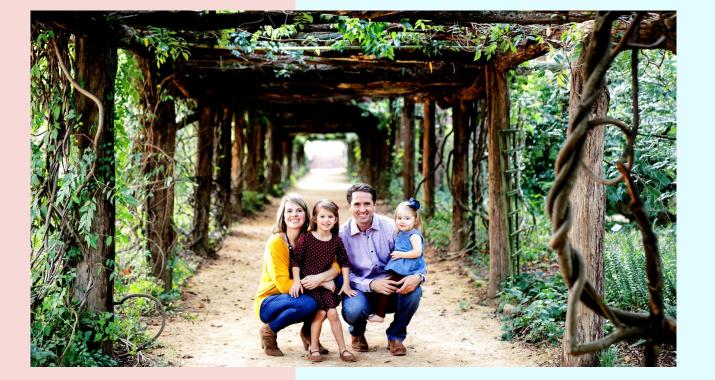














# Natural beauty

Celebrate the splendour of Glen Lennox and the surrounding Chapel Hill community

# Walkable and bikeable

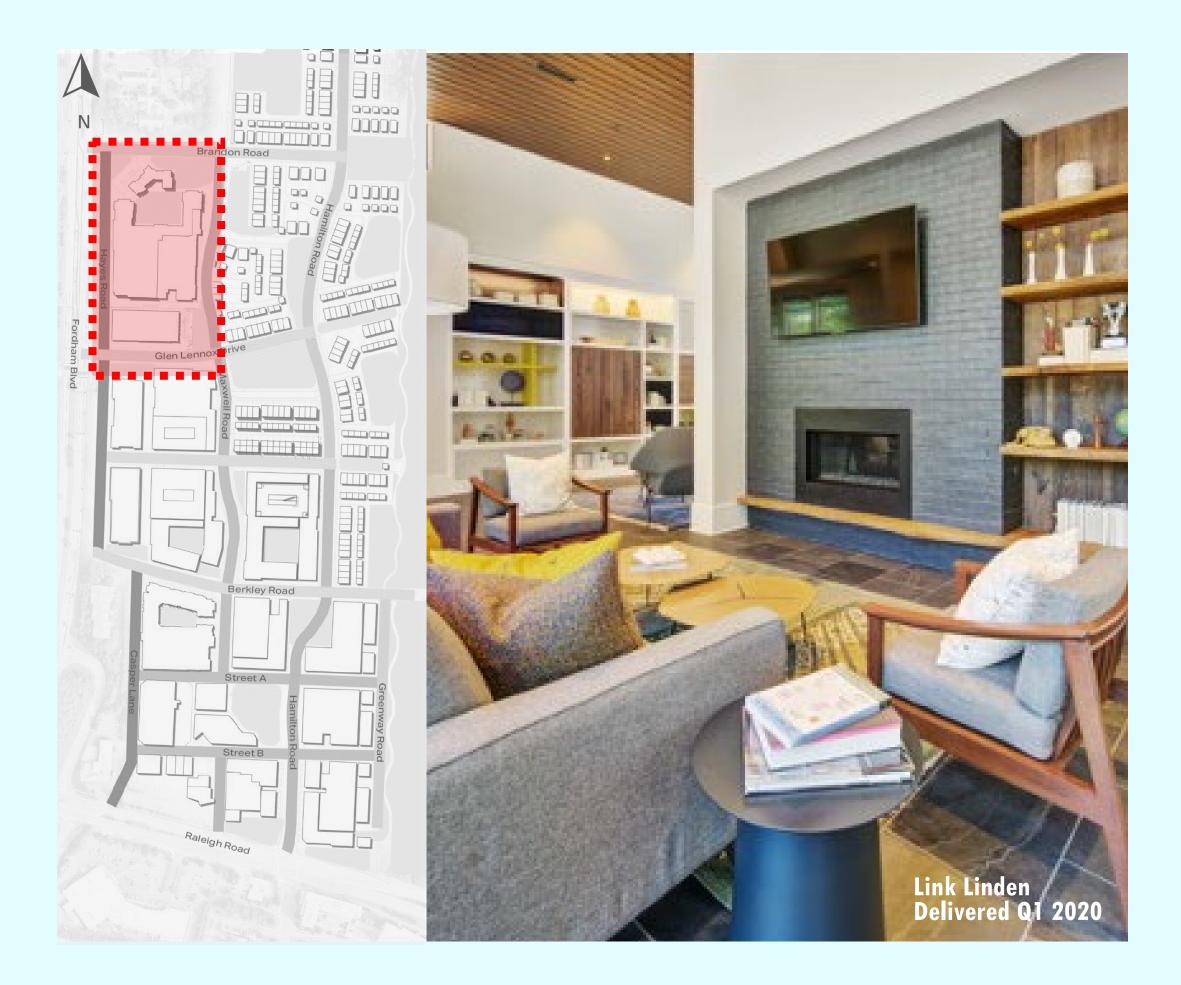
Link eastward past Meadowmont and westward to Chapel Hill's Downtown and UNC



# Shared Heritage

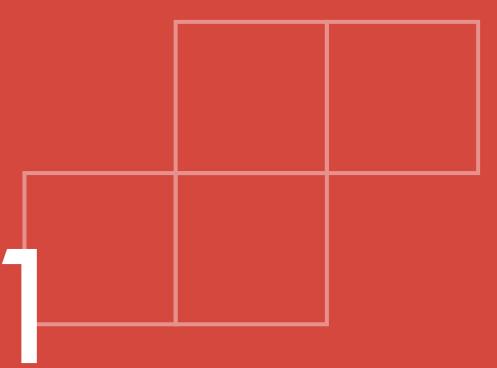
Continue our tradition of a collegial and aspiring atmosphere

# Solution Delivered with Care



The first phase of Glen Lennox delivered over the last year including 215 units of residential, 107,000 sf of office and a 3,000 sf café slated to open in Q3. These buildings are reflective of the quality Grubb brings to every community.

#### GLEN LENNOX MASTER PLAN



# Phase





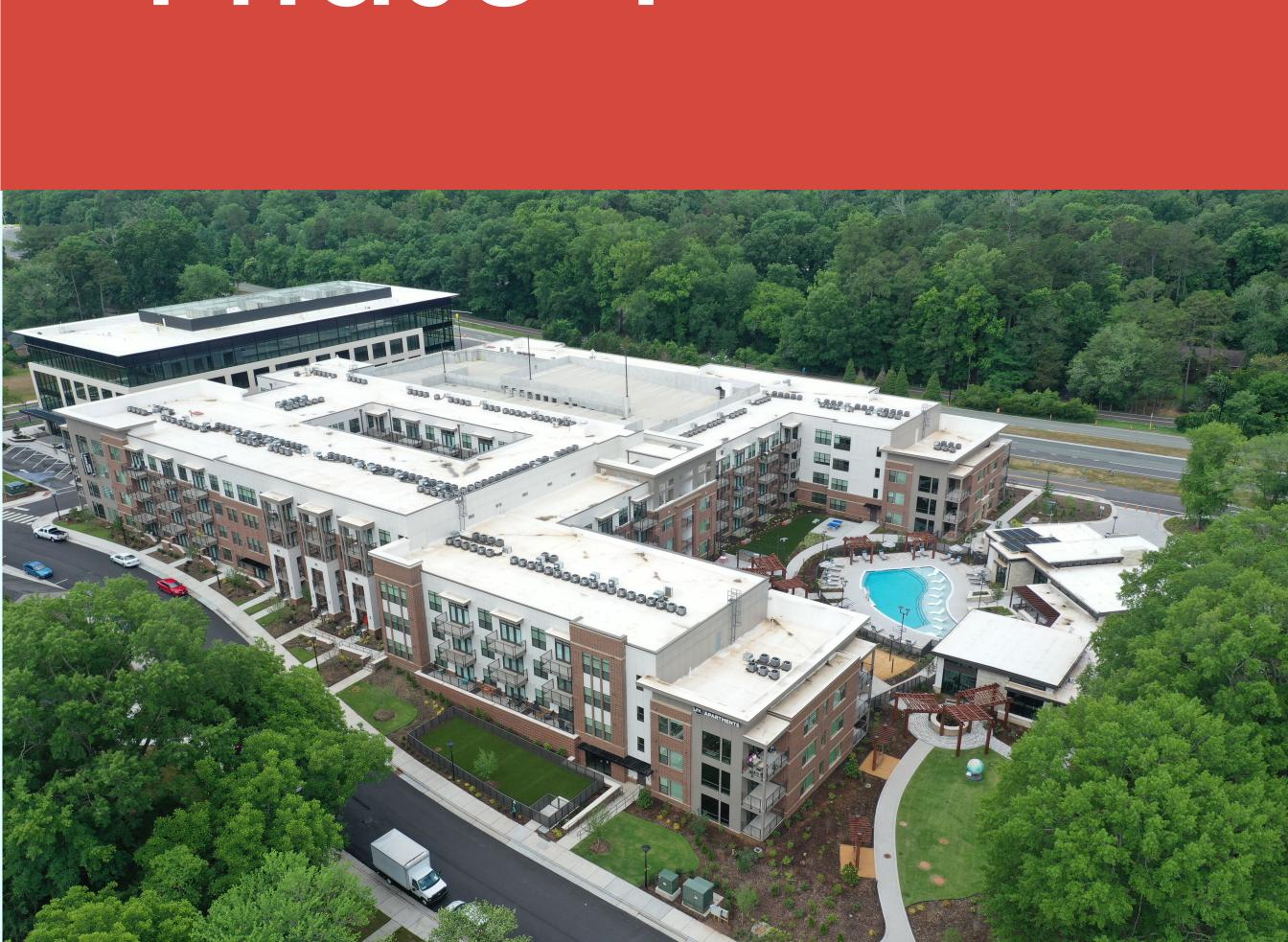
#### DELIVERED WITH CARE OF PLACE



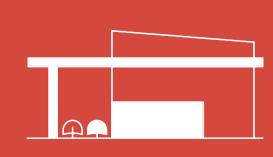
The 4-Story Gwendolyn office building was constructed 1story below the height limit, while only the 5-story parking deck of Link Apartments® Linden met the full height limit.

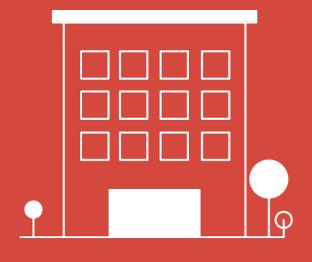
#### GLEN LENNOX MASTER PLAN

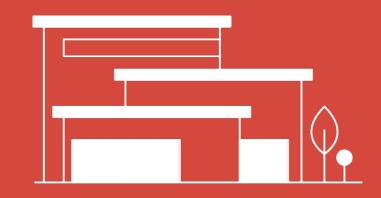


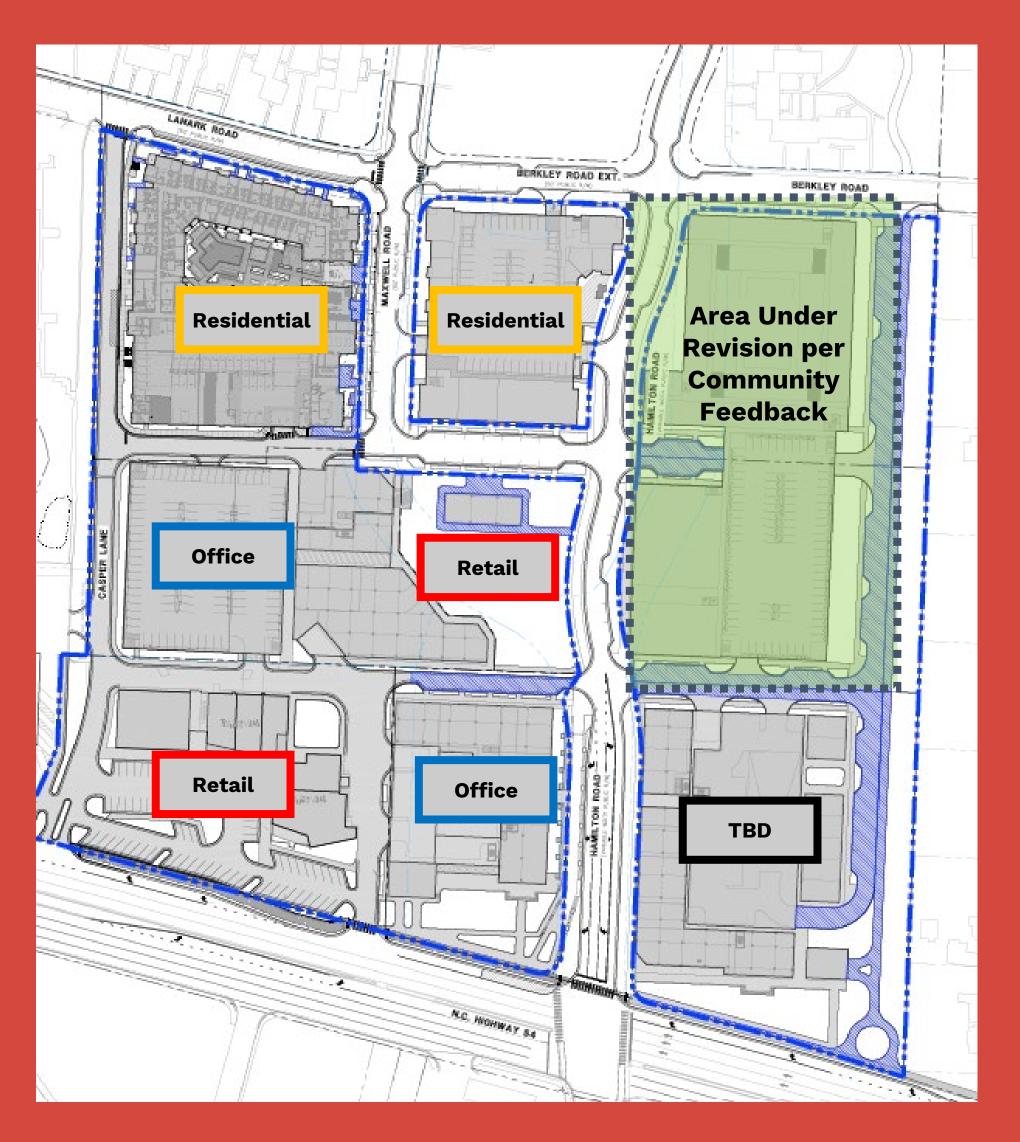


# Phase 2



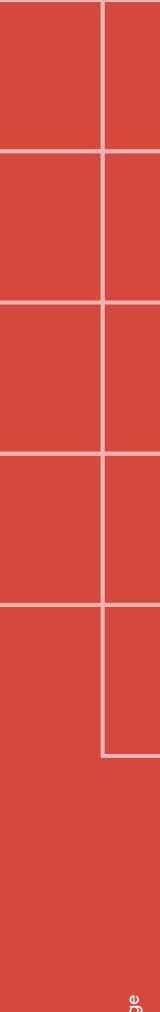












# 'This plan is representative and subject to change

# **Context and Request**

In 2014 the Chapel Hill Town Council set forth a Development Agreement for Glen Lennox as a framework of the principles governing the land use, public infrastructure and amenities.

As Grubb Properties proceeds toward the next phase of development, we are requesting a modification to the allowable development height in order to achieve a successful mixed-use core envisioned by the Development Agreement.

The requested shift is intended to promote balance over the mixed-use district, with a specific focus on respecting the downward transition of density toward the eastern edge with the Oakwood Community with an established network of open green spaces.







# Guiding Principles

Principle	Action: Mo	dification Request	
Transition and Vary Density & Heights	transition bet	ty west to maintain and respect a gentle ween GL and Oakwood. Request to Int limits on Blocks 9B, 9C, and 4.	
Principle	Matured D	esign Intention	
Preserve the Street Network		the street grid within the commercial core hance pedestrian and bicyclist safety.	
Create and Maintain Public Open Space	-	oen space plans with 2.6 acres of park f Lanark Rd – 1.1 acres more than	
Create an Effective Transportation Strategy		ke and pedestrian paths throughout the arking facilities within the mixed-use core.	
Encourage Community Sustainability	Reviewed stormwater management alternatives – underground detention, permeable pavement.		
	Ongoing I	Principles	
Balance Development with Tree Preservation		Value the History of the Neighborhood	
Provide Landscaped Buffers Neighbors	s for Sensitive	Preserve the Church of the Holy Family's Visibility & Accessibility	
Keep a Portion of the	Buildings	Encourage and Support Community Diversity	







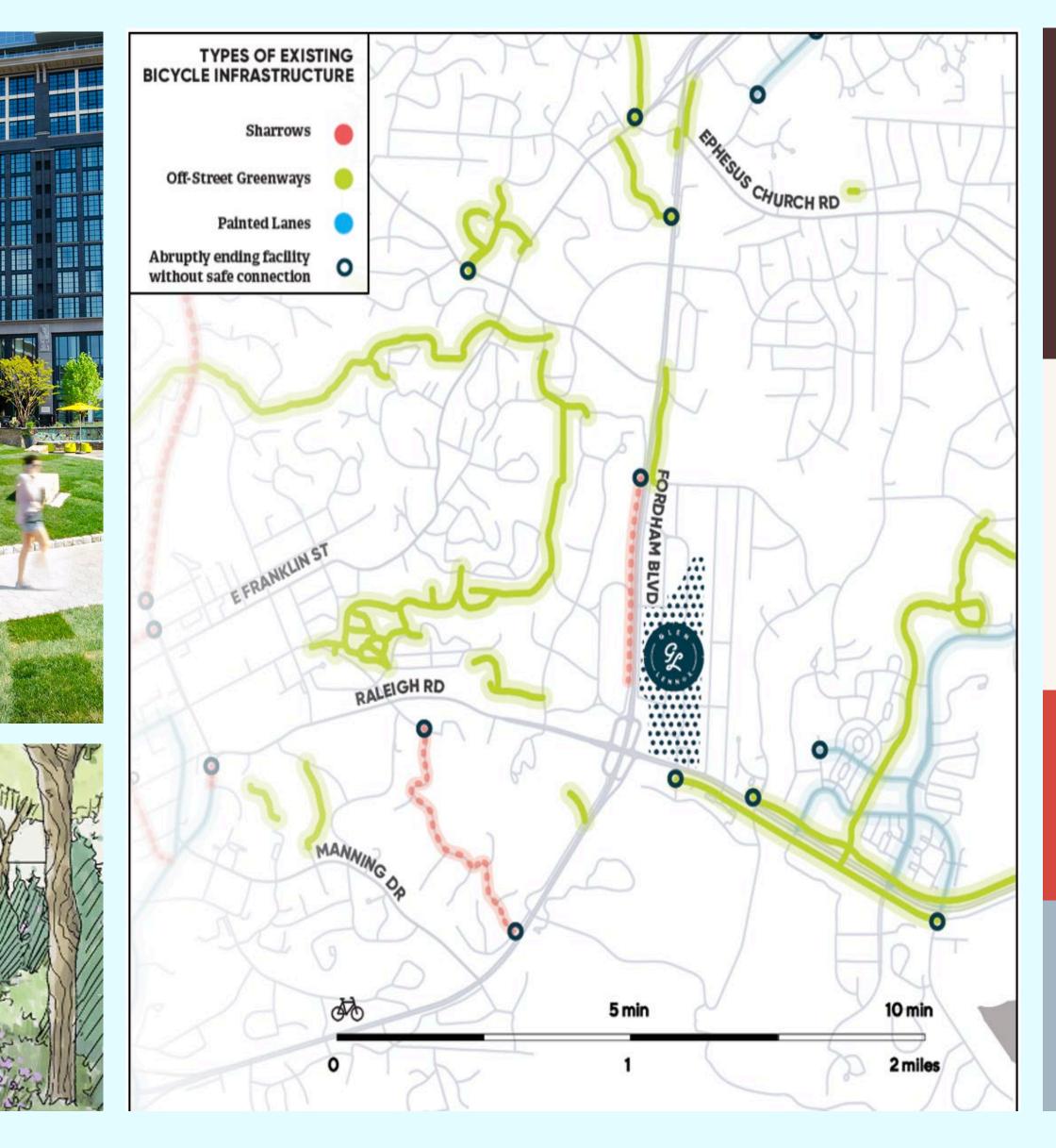
# Set Greenway + Greenspaces

The updated plan shifts commercial density to the west to respect and maintain a graceful transition between Glen Lennox and Oakwood.

The Chapel Hill Greenway Trail will be extended, acting as a buffer and community amenity while keeping the required setback for the eastern edge of the property.







# WALKABLE & BIKABLE

# Height Limit **Modification Request**

Development Agreement



Development Agreement (2014 LUMO)



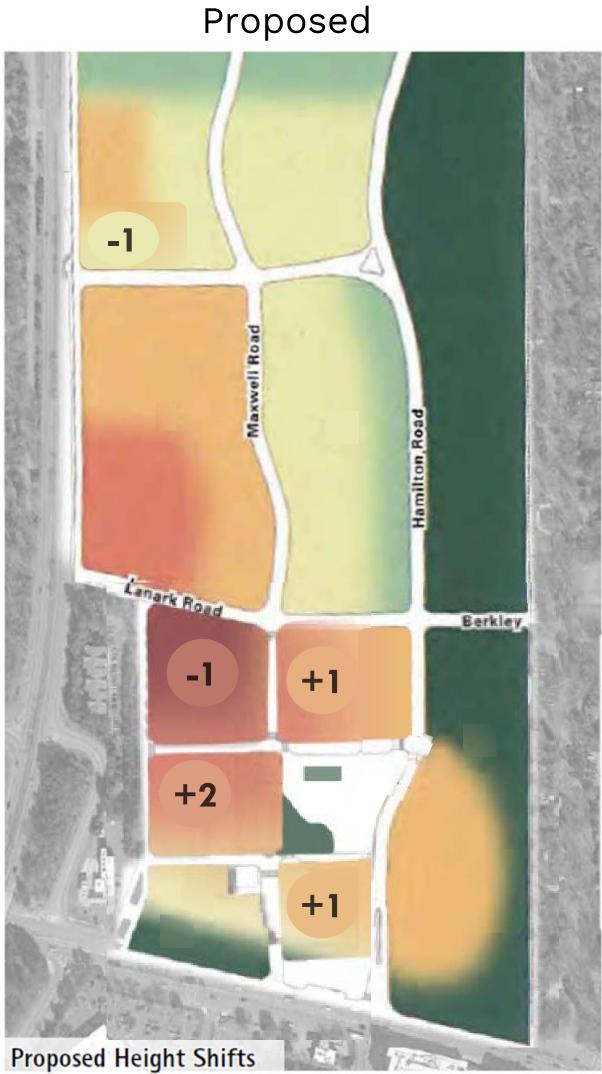


Height	Modification R	equest			
Dlock	Stories				
Block	Added	Total			
4	+1	6			
9B	+2	6			
9C	+1	5			
3 Blocks	0	No Change			

# Height Limit **Modification Request**

Development Agreement





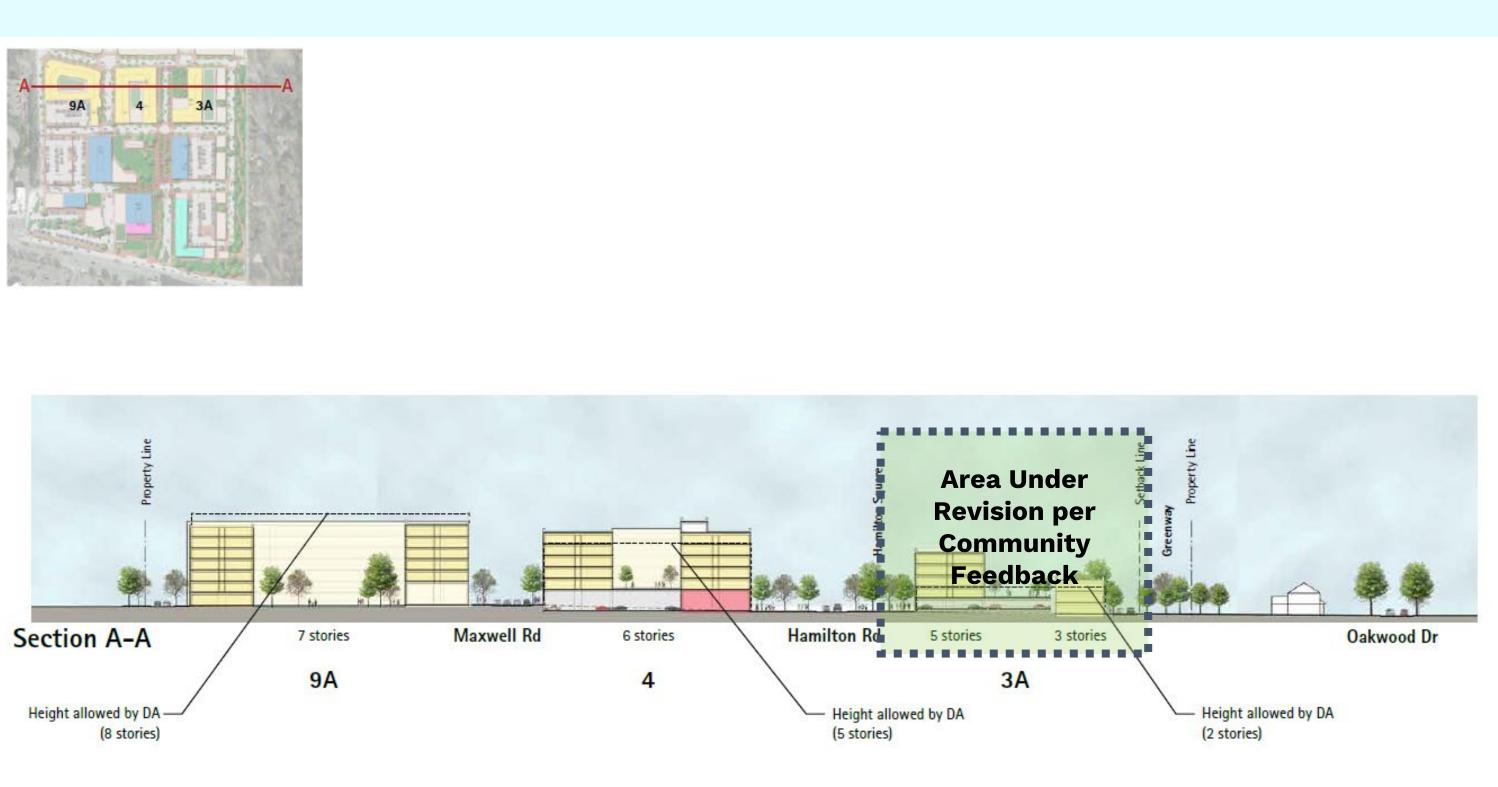
#### Maximum Allowable Height 2 Stories **3** Stories 4 Stories 5 Stories **6** Stories 8 Stories

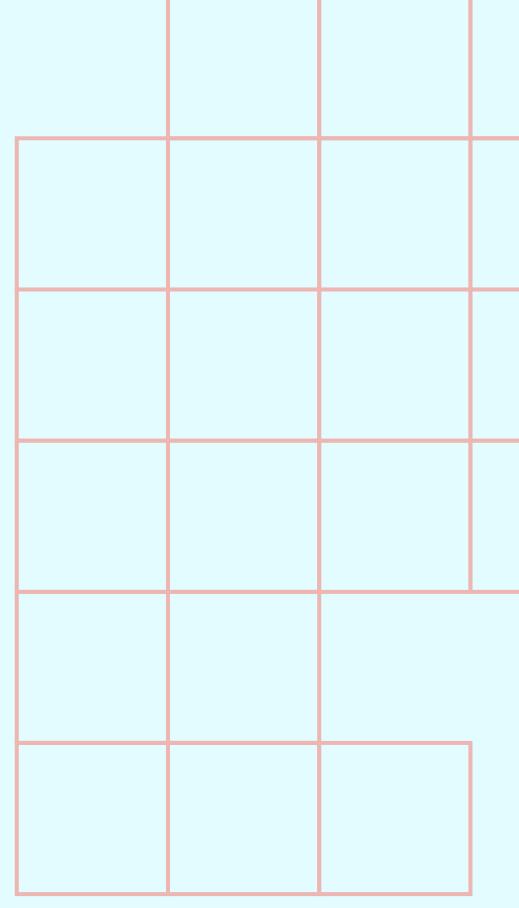
Height	Modification Re	equest		
Block	Stories			
DIOCK	Added	Total		
4	+1	6		
9B	+2	6		
9C	+1	5		
3 Blocks	0	No Change		

## **MODIFICATION REQUEST**

Section A

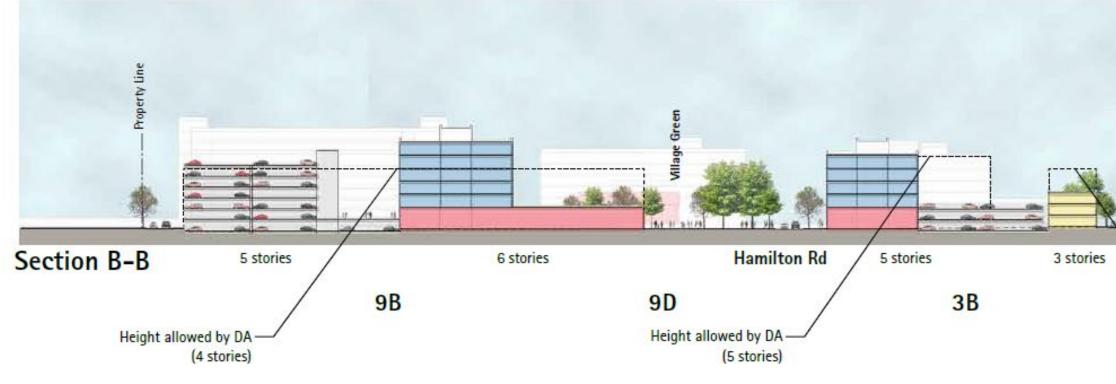




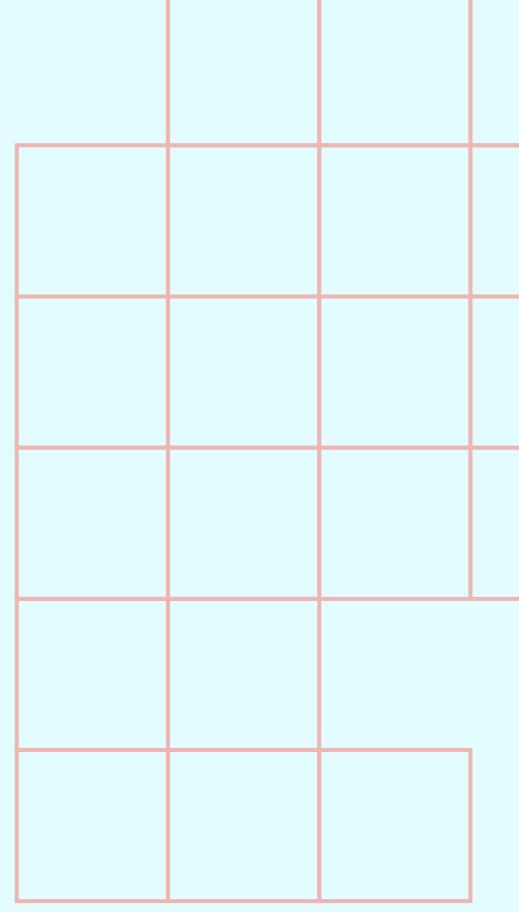


## **MODIFICATION REQUEST**



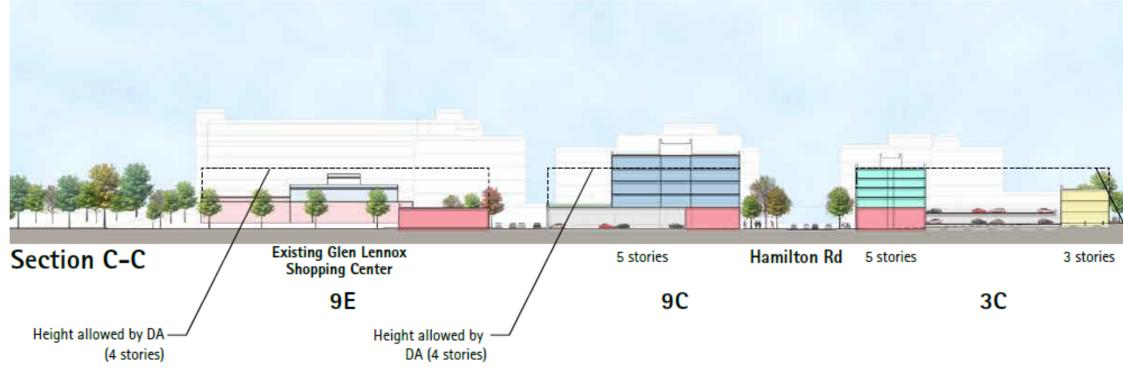




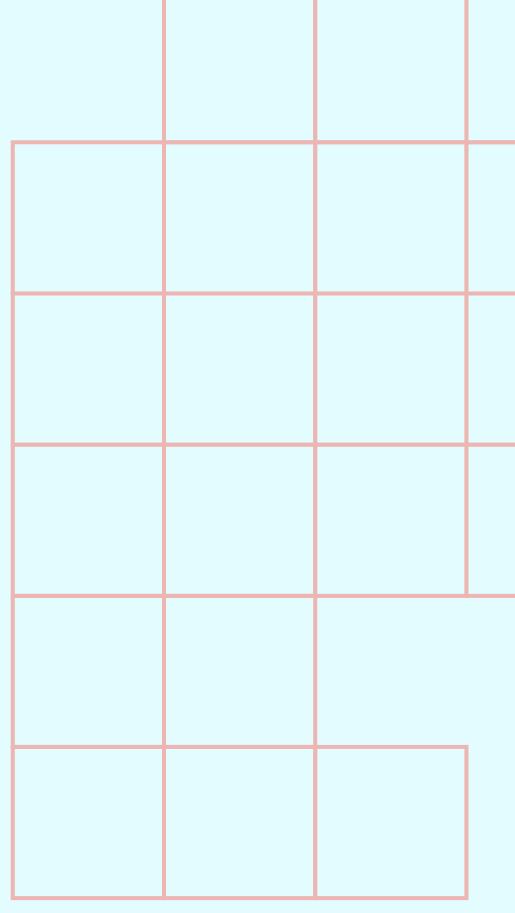


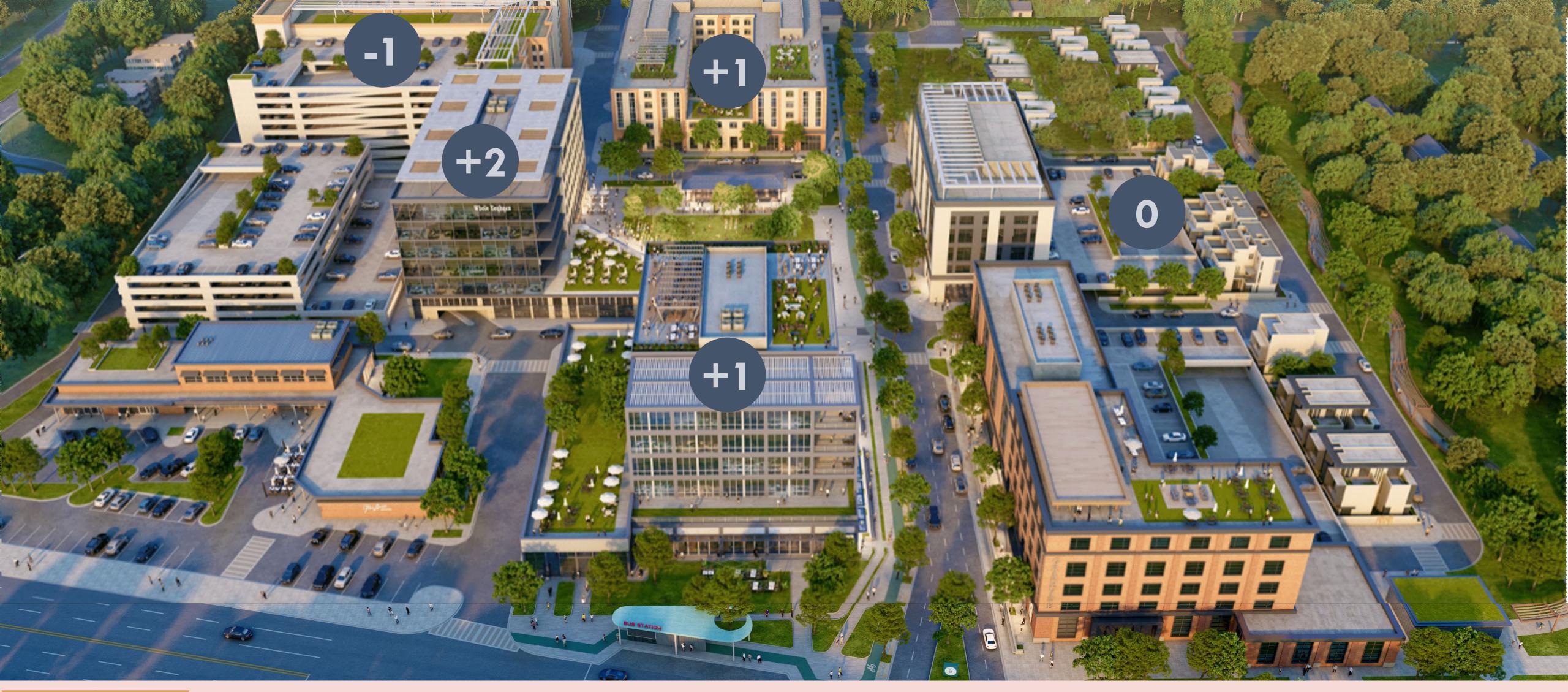
## **MODIFICATION REQUEST**









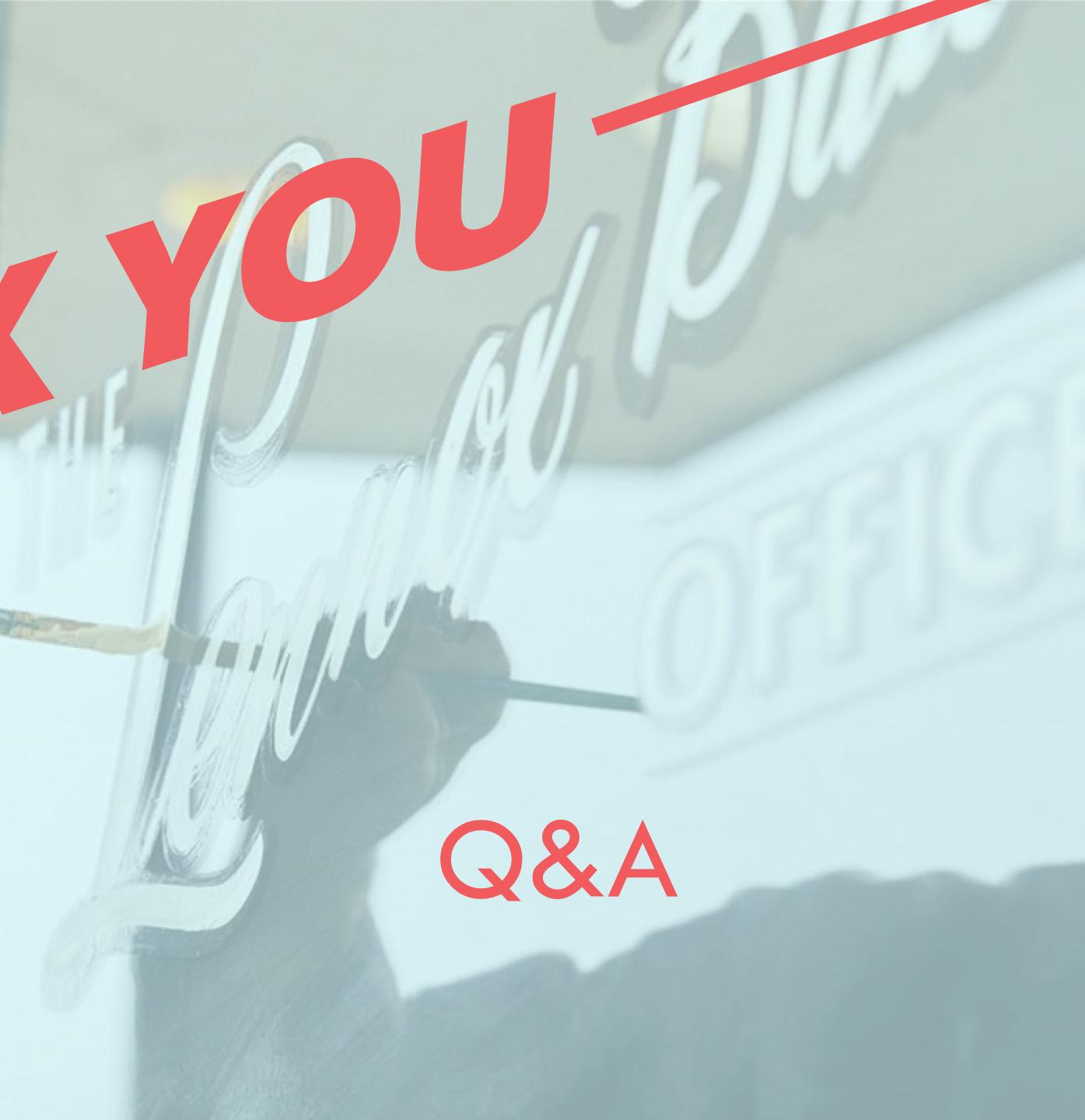


# Height Limit Modification Request





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# Design DNA

Glen Lennox was born as a forward thinking community in the 1950s, helping to solve that era's housing crisis and bring quality lifestyle to many American families.



#### A. PATTERN

Simple and often expressive patterns are hallmark for Mid-Century design. The patterns can be applied to bring uniqueness and separation to the different neighborhoods.

# Purposeful Experience

Taking cues and inspiration from Mid-Century design, we identified four visual/signage language facets.

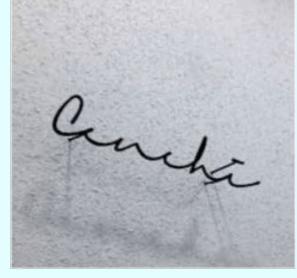


#### **B. COLORS**

Glen Lennox brand provides a vibrant and timeless color palette that is a modern tribute to the mid-century. Wayfinding and environmental design use colors as an element to bring connection between the brand and built environment.

#### C. MATERIAL

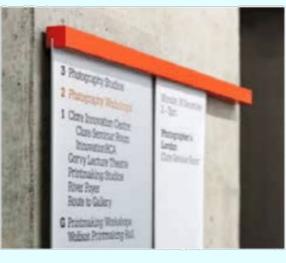
Materials are critical to bring integrity to the design and architecture cohesiveness to a place. Using materials that create a connection to the architecture will bring the experience from large to small scale and feel like a complete cycle.

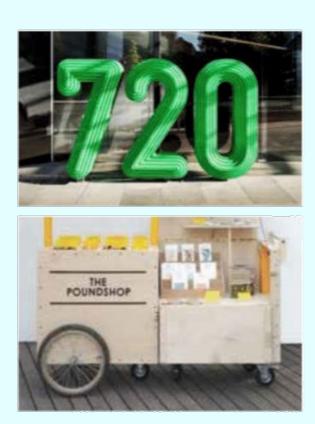


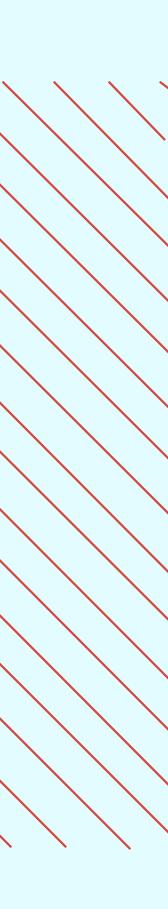
#### D. EXPRESSIVE ELEMENTS

Use mid century elements to bring expressive elements to the site. This will create vibrancy and engagement at a pedestrian level and create highly memorable places.







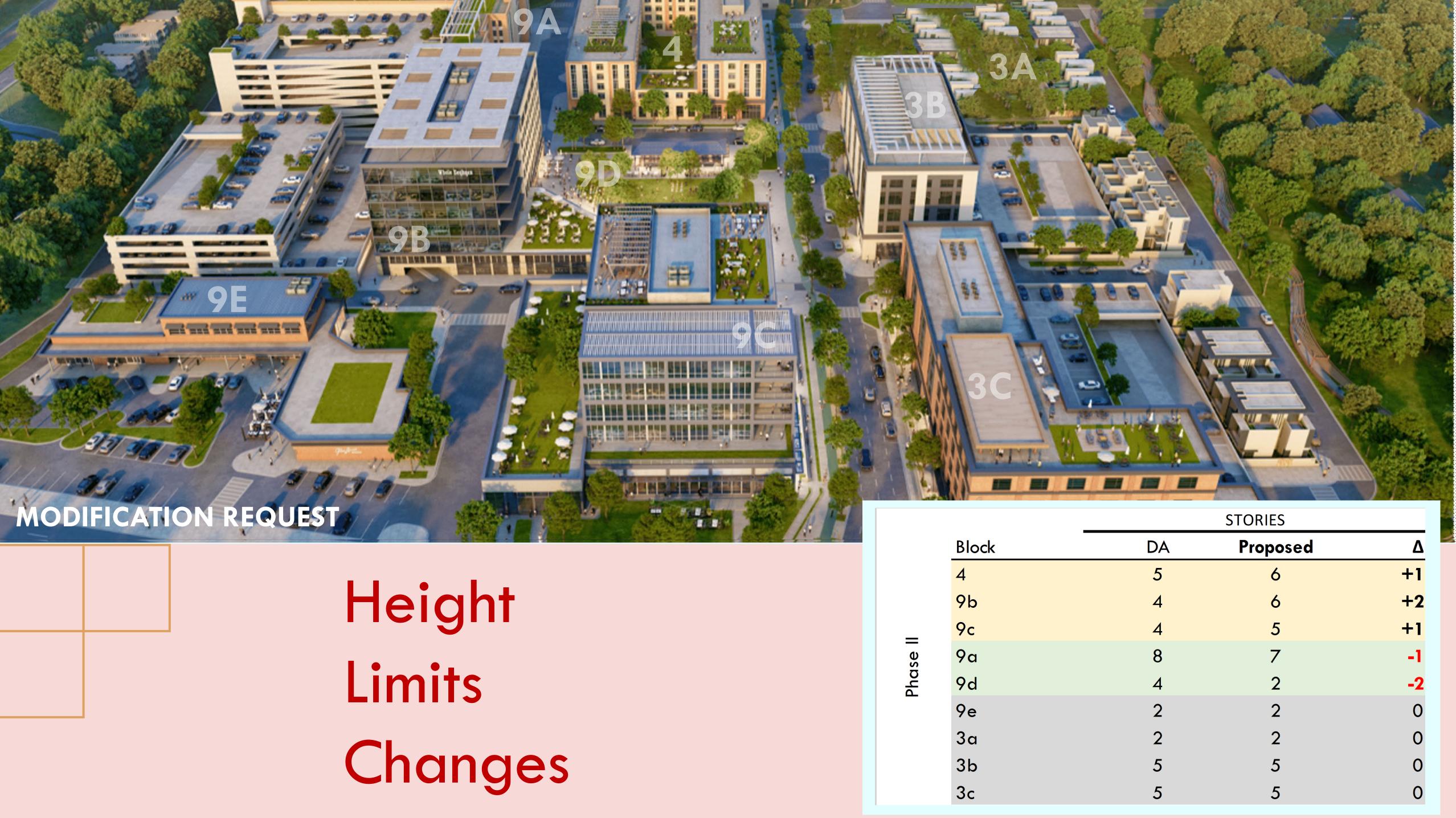


# MODIFICATION REQUEST DA with Master Plan Overlay



# MODIFICATION REQUEST Revised Plan with Master Plan Overlay





	_	5101(125		
	Block	DA	Proposed	
Phase II	4	5	6	
	9b	4	6	
	9c	4	5	
	9a	8	7	
	9d	4	2	
	9e	2	2	
	3a	2	2	
	3b	5	5	
	3c	5	5	