



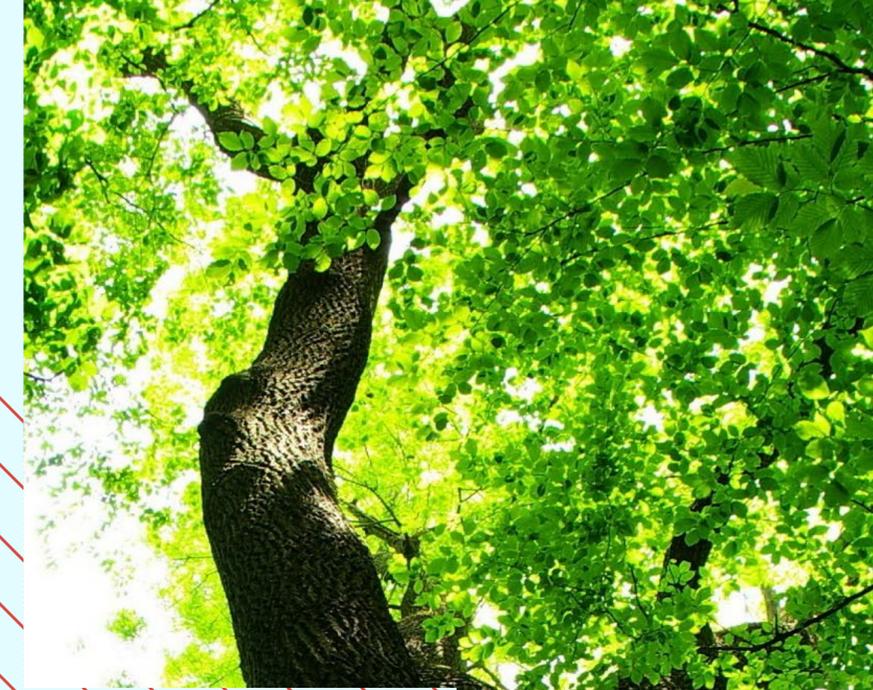
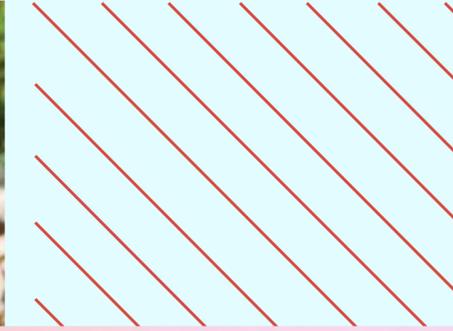
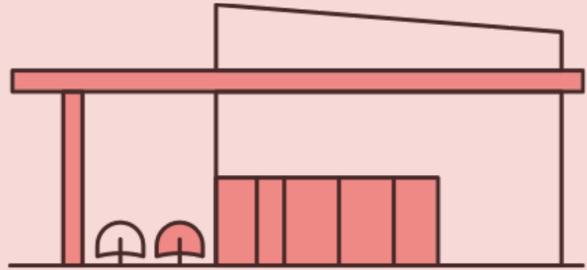
HELLO

Glen-Lennox
SHOPPING CE

GLEN LENNOX



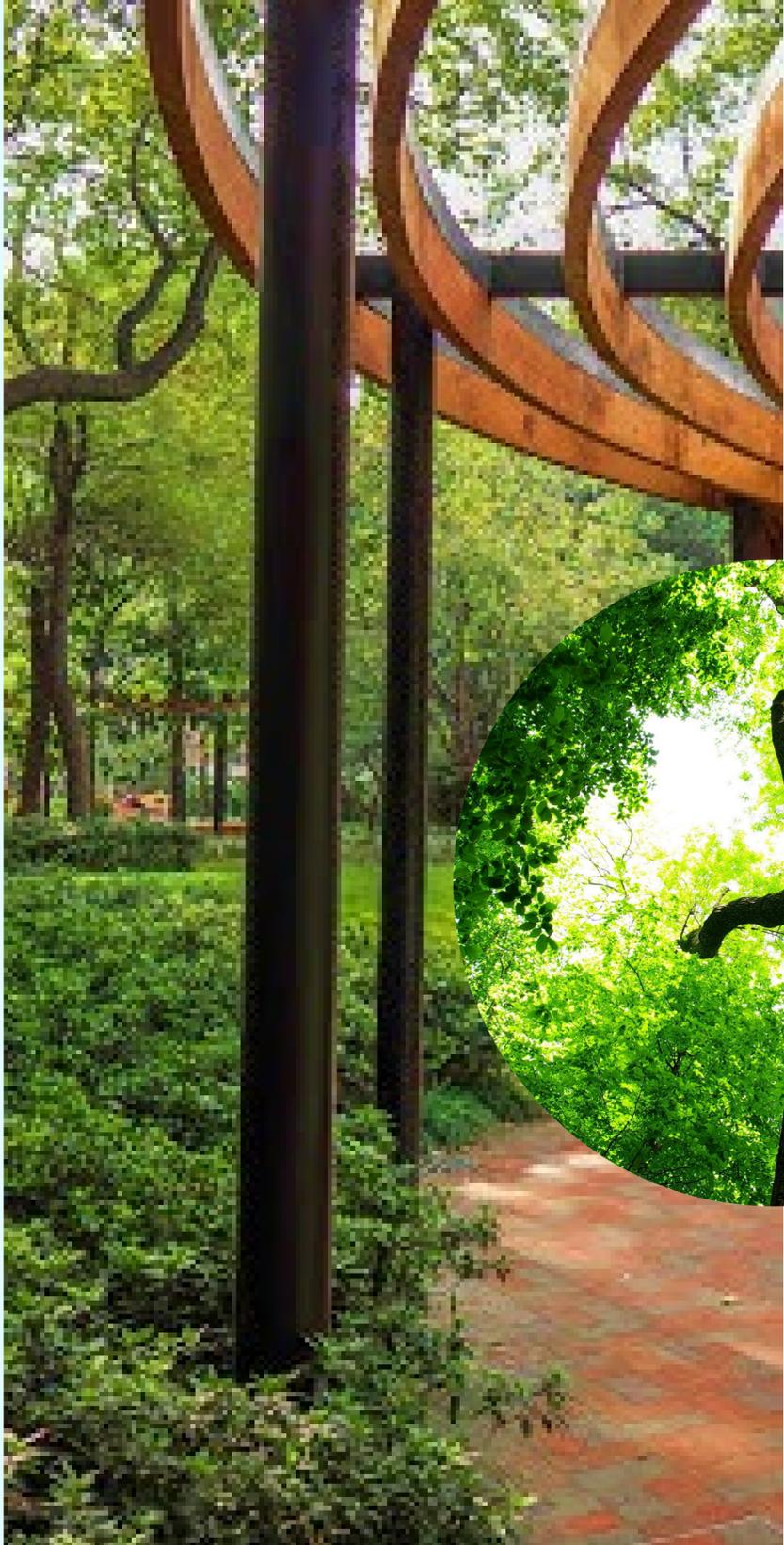
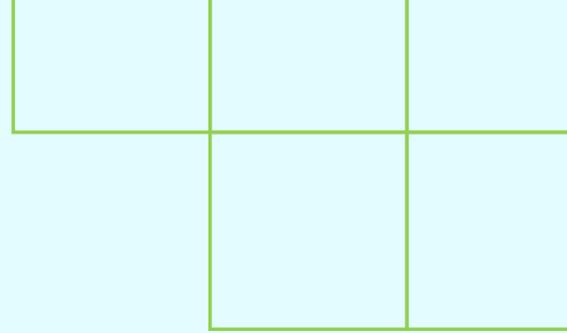
An Enduring Vision



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





Character • Culture • Community



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

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

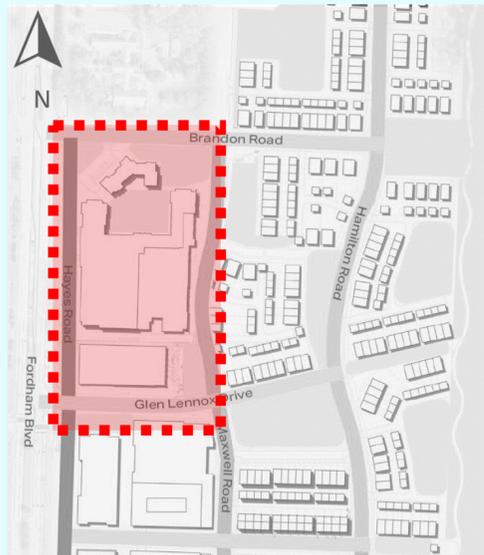
Phase 1

The Gwendolyn
Delivered Q2 2021





DELIVERED WITH
CARE OF PLACE

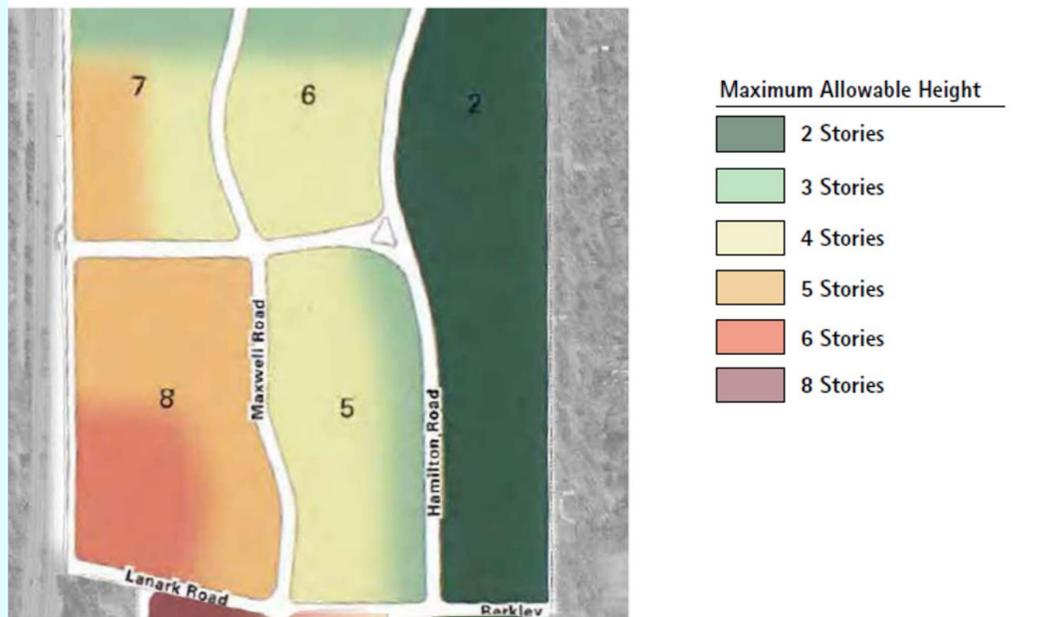


Height Allowance Summary

Block	STORIES		Δ
	DA	Built	
7 - Gwendolyn	5	4	-1
7 - Linden	5	5	0

Phase I

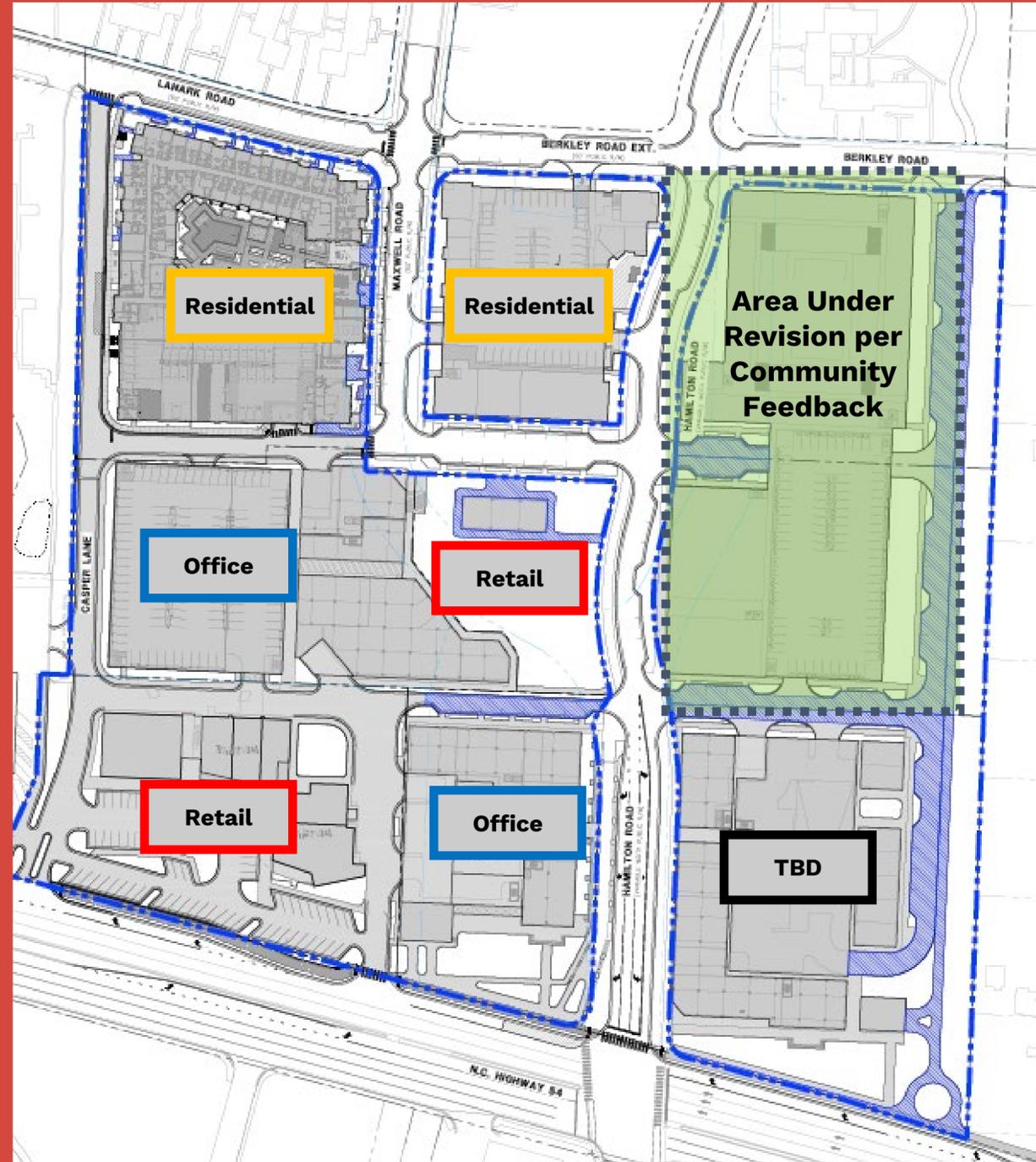
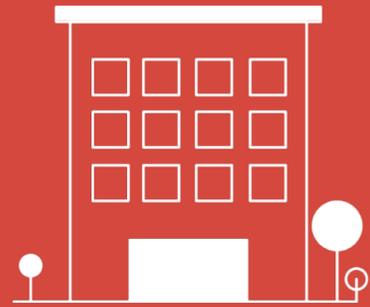
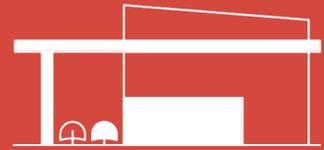
Phase 1



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



Phase 2



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: Modification Request
Transition and Vary Density & Heights	Shifted density west to maintain and respect a gentle transition between GL and Oakwood. Request to increase height limits on Blocks 9B, 9C, and 4.
Principle	Matured Design Intention
Preserve the Street Network	Establishing the street grid within the commercial core in order to enhance pedestrian and bicyclist safety.
Create and Maintain Public Open Space	Progressed open space plans with 2.23 acres of park space south of Lanark Rd – 0.73 acres more than required in all of Glen Lennox.
Create an Effective Transportation Strategy	Connected bike and pedestrian paths throughout the site. Shared parking facilities within the mixed-use core.
Encourage Community Sustainability	Reviewed stormwater management alternatives – underground detention, permeable pavement.
Ongoing Principles	
<i>Balance Development with Tree Preservation</i>	<i>Value the History of the Neighborhood</i>
<i>Provide Landscaped Buffers for Sensitive Neighbors</i>	<i>Preserve the Church of the Holy Family's Visibility & Accessibility</i>
<i>Keep a Portion of the Buildings</i>	<i>Encourage and Support Community Diversity</i>

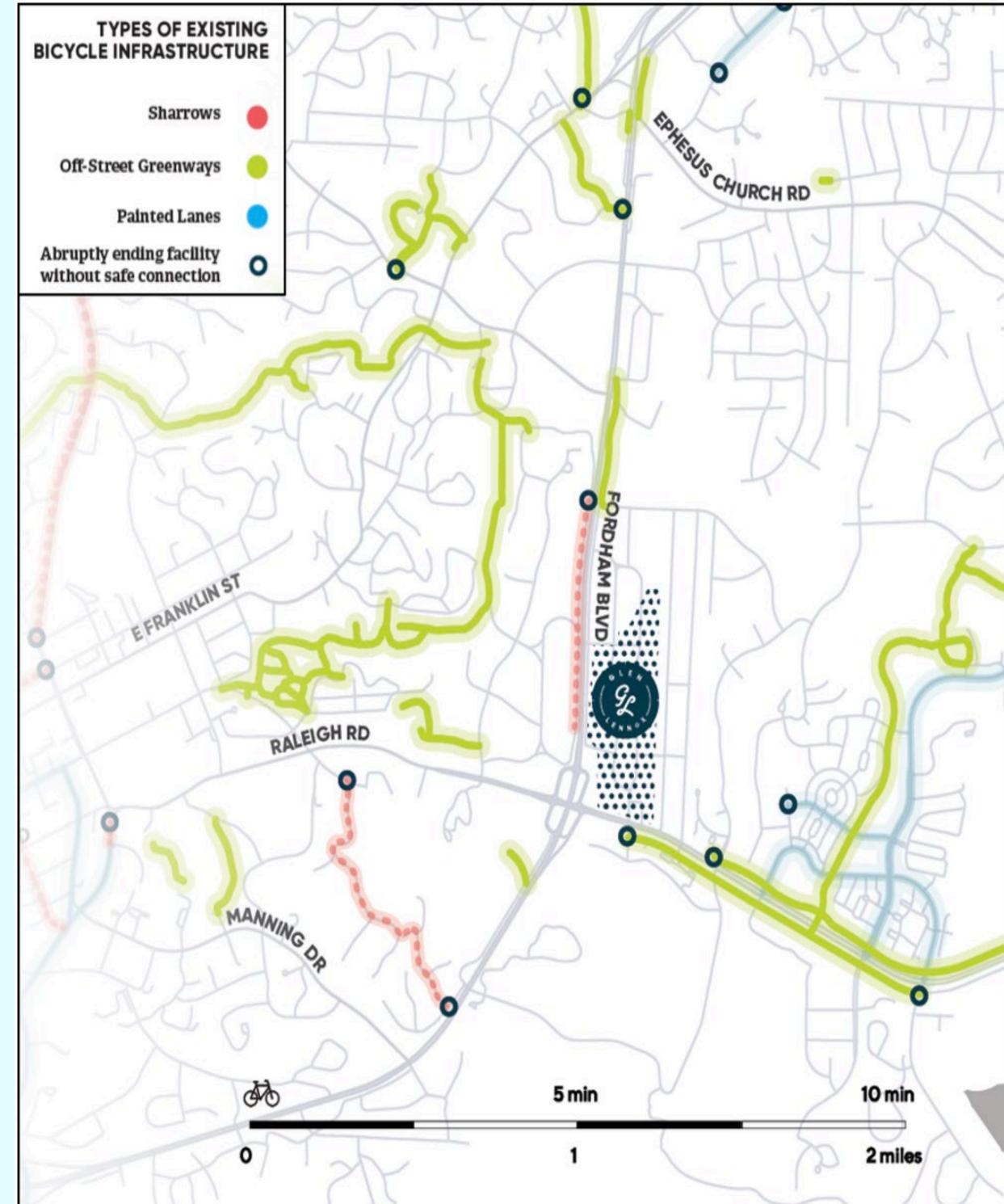
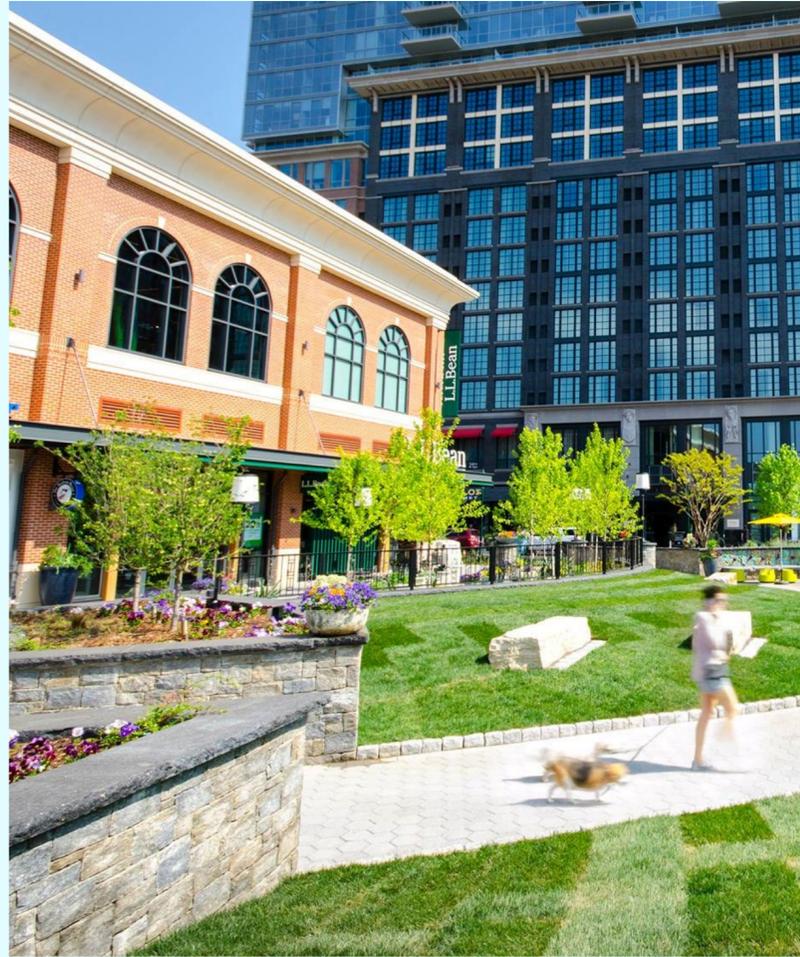


GL

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.



Height Limit Modification Request

Development Agreement



Proposed



Maximum Allowable Height

- 2 Stories
- 3 Stories
- 4 Stories
- 5 Stories
- 6 Stories
- 8 Stories

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

Height Limit Modification Request

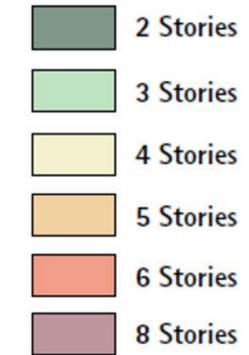
Development Agreement



Proposed



Maximum Allowable Height



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

Incremental Density

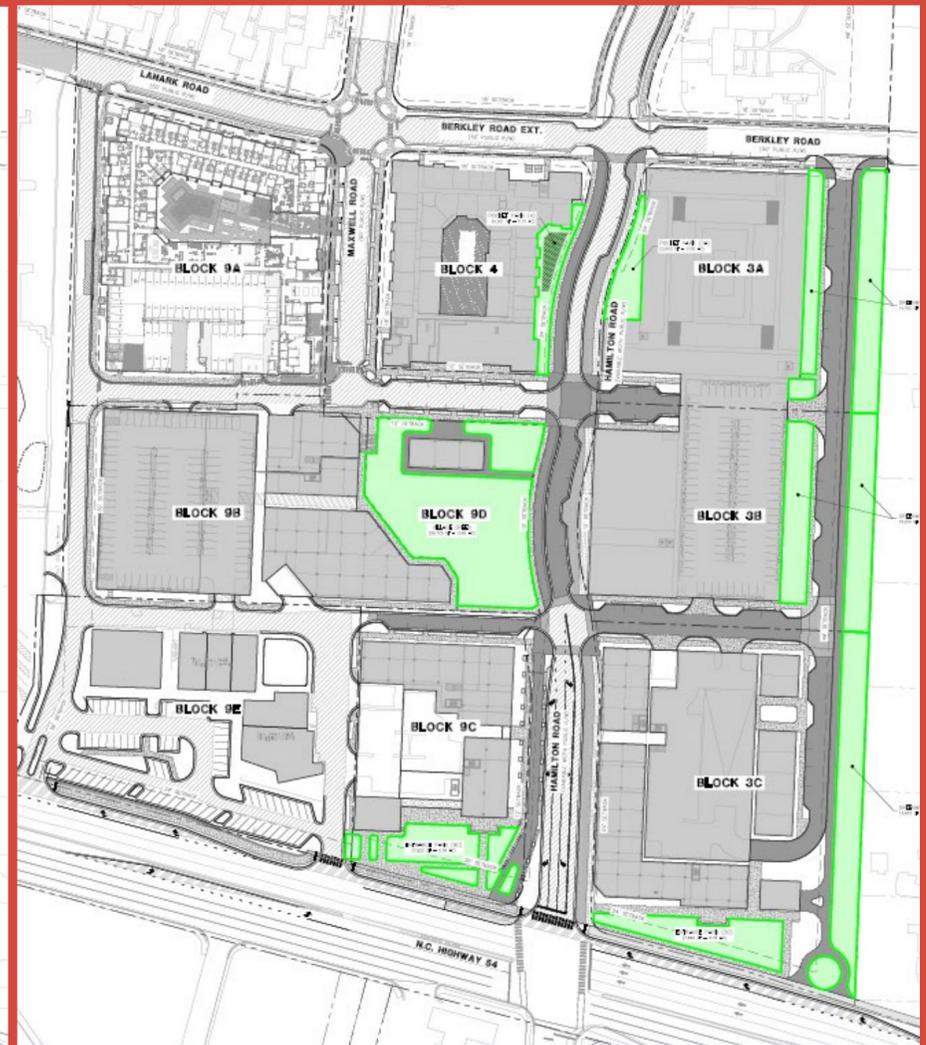
The density proposed in the Glen Lennox Master plan is a reduction of over 400k SF from the maximum allowed in the development agreement (as calculated by max. coverage area projected to max. height).

Reduced building footprints within the 18-acre mixed-use district allow for 2.23 acres of open space including a community green, transit hub, greenway, and 3 pocket parks.

This represents a 48% increase in open space over the 1.5 acres required across all 70 acres of Glen Lennox.



DEVELOPMENT AGREEMENT MAXIMUM



PROPOSED GLEN LENNOX MASTER PLAN

BLOCK #	Use	Parking Deck	MAX BUILDING Footprint (SF)*	PROPOSED BUILDING Footprint (SF)*	DA BUILDING Height (Floors)	PROPOSED BUILDING Height (Floors)	MAX BUILDING AREA (SF)	MAX BUILDING DENSITY (Units)	PROPOSED BUILDING AREA (SF)	PROPOSED BUILDING DENSITY (Units)	Shortfall BUILDING AREA (SF)	Shortfall BUILDING DENSITY (Units)
BLOCK 3A	Townhouses	Garages	45,192	9,526	2	2	90,384	110	19,052	12	-71,332	-98
BLOCK 3C	Multifamily	Yes	58,475	43,702	5	5	292,377	355	218,510	265	-73,867	-90
BLOCK 4	Multifamily	Yes	54,284	40,573	5	6	271,420	330	243,438	296	-27,982	-34
BLOCK 9A	Multifamily	Yes	36,554	36,554	8	7	292,432	355	255,878	311	-36,554	-44
Residential Totals							946,612	1,149	736,878	884	-209,734	-266

BLOCK #	Use	Parking Deck	MAX BUILDING Footprint (SF)*	PROPOSED BUILDING Footprint (SF)*	DA BUILDING Height (Floors)	PROPOSED BUILDING Height (Floors)	MAX BUILDING AREA (SF)	MAX BUILDING DENSITY (RSF)	PROPOSED BUILDING AREA (SF)	PROPOSED BUILDING DENSITY (RSF)	Shortfall BUILDING AREA (SF)	Shortfall BUILDING DENSITY (RSF)
BLOCK 3B	Office / Retail	No	53,243	51,673	5	5	266,214	226,282	258,365	219,610	-7,849	-6,672
BLOCK 9B	Office / Retail	Yes	55,504	50,237	4	6	222,016	188,714	301,422	256,209	79,406	67,495
BLOCK 9C	Office / Retail	No	58,128	37,950	4	5	232,512	197,635	189,750	161,288	-42,762	-36,348
BLOCK 9D	Office / Retail	No	28,150	3,150	5	2	140,750	119,638	6,300	5,355	-134,450	-114,283
BLOCK 9E	Office / Retail	No	57,983	19,541	2	2	115,966	98,571	29,312	24,915	-86,655	-73,656
Commercial Totals							977,458	830,840	785,149	667,376	-192,310	-163,463

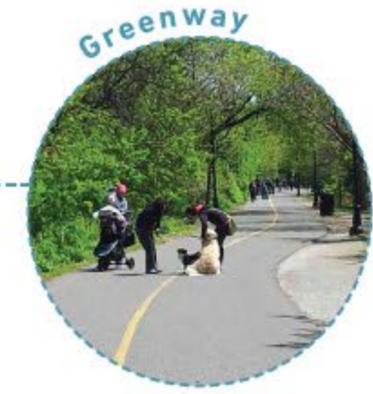
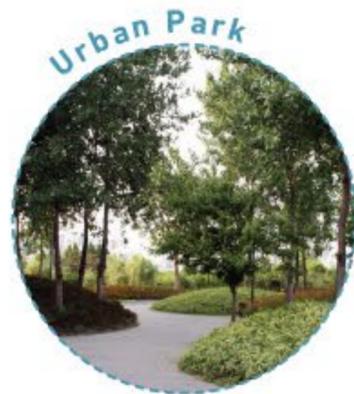
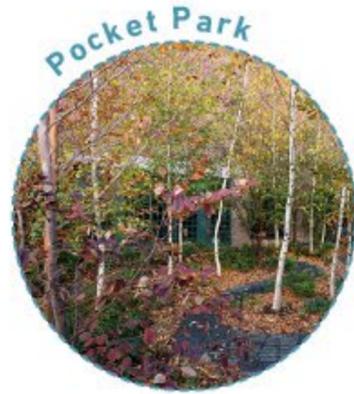
*Less footprint of parking, where applicable

Cumulative Totals	1,924,070	831,989	1,522,027	668,260	-402,044
--------------------------	------------------	----------------	------------------	----------------	-----------------

*Glen Lennox Master Plan is representative and subject to change

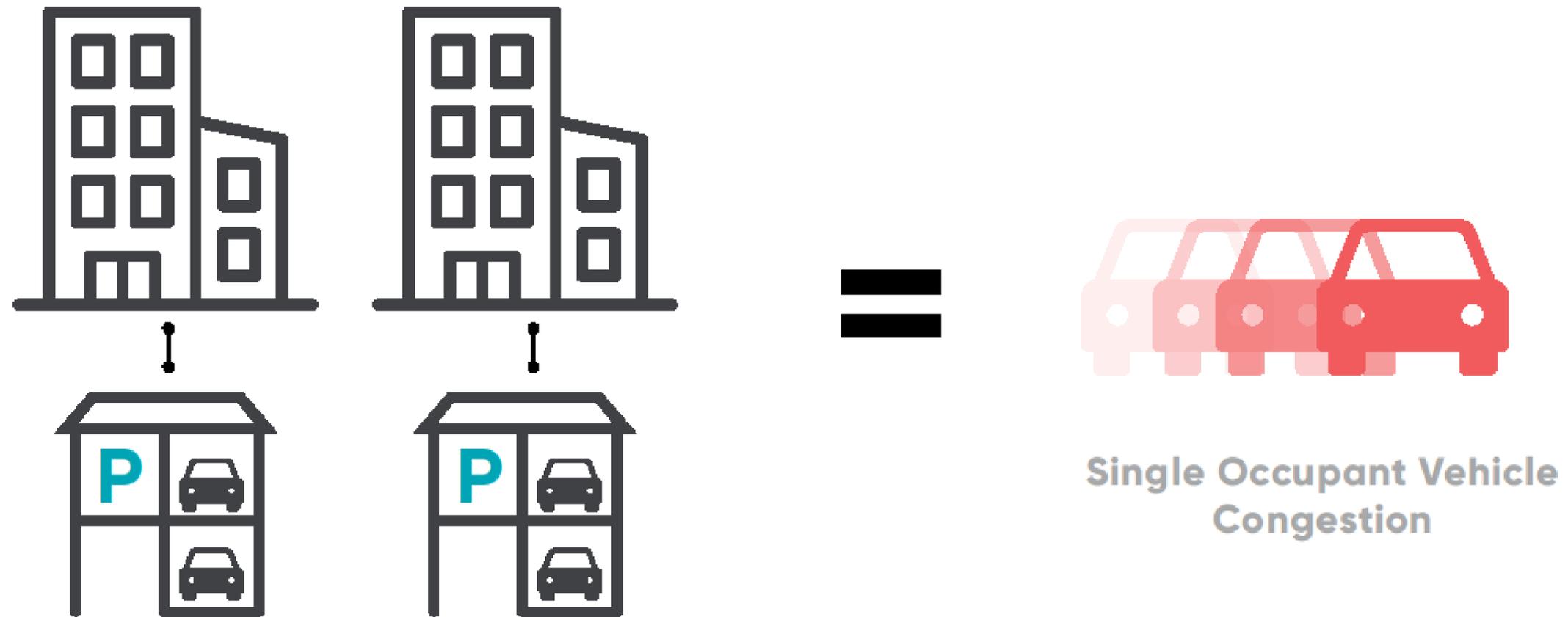
OPEN SPACE NETWORK

-  PRIVATE COURTYARDS
-  NEIGHBORHOOD PARK
-  GREENWAY
-  GATEWAY PARK
-  POCKET PARK
-  URBAN PARK/PLAZA
-  PROPOSED BIKE PATH
-  PROPOSED PEDESTRIAN NETWORK



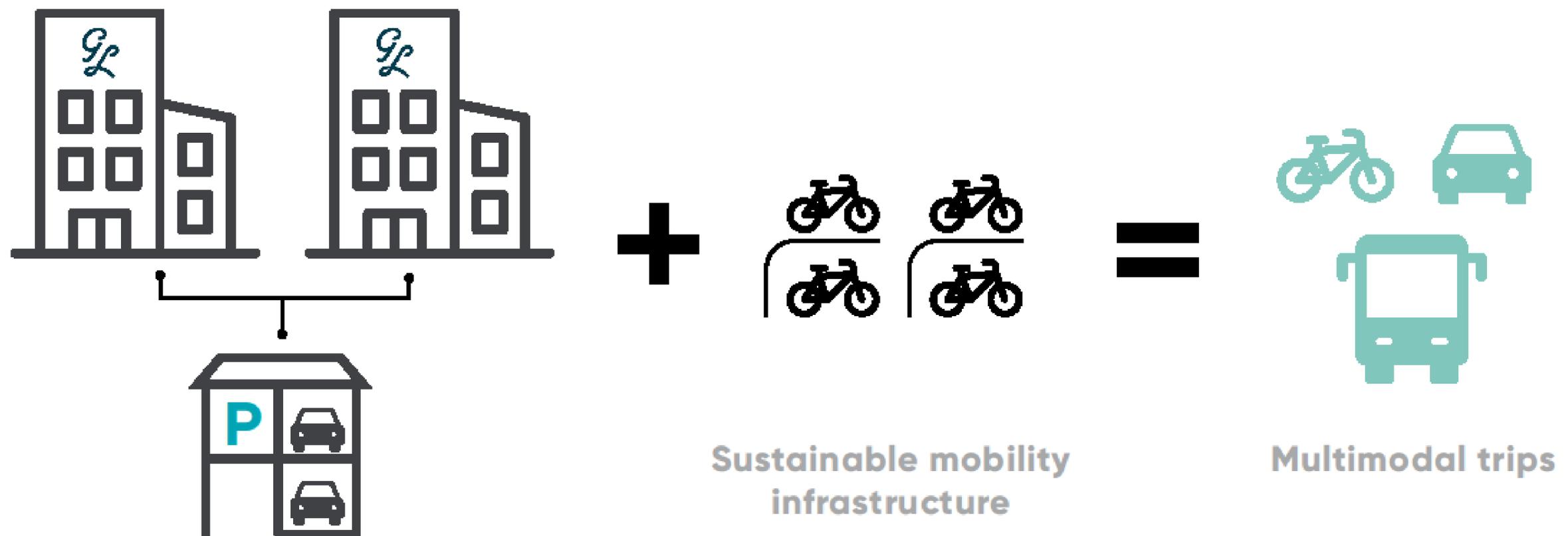
Conventional Density

Conventional parking requirements for standard buildings adds increased cars and vehicular use, thus creating additional congestion.



Glen Lennox Density

Shared parking facilities spur lower car use and open up additional road space for multimodal infrastructure, leading to more opportunities for non-vehicular travel and fewer single occupant vehicles on the roads.



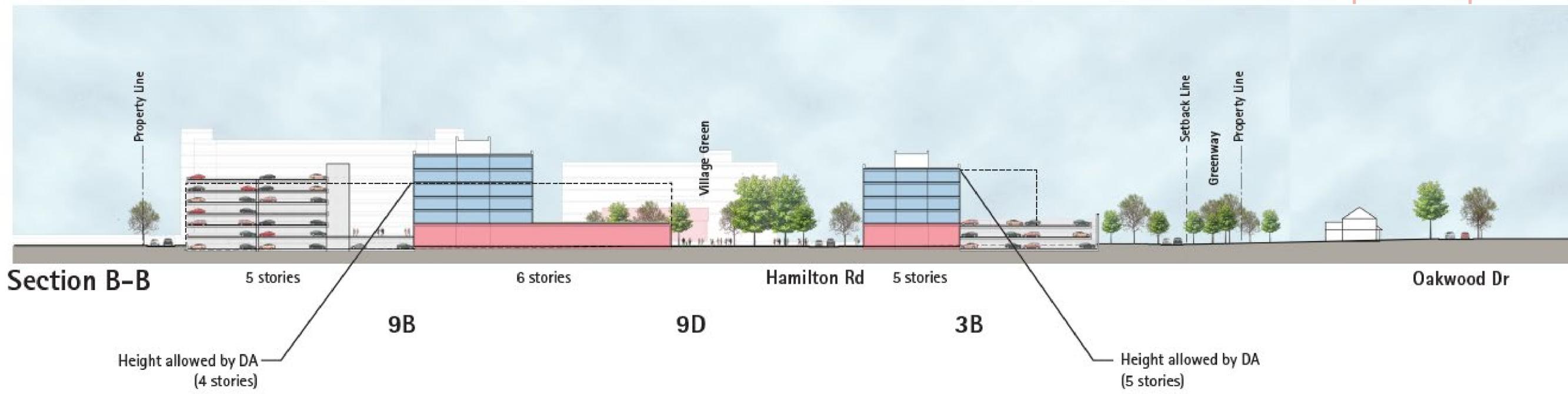
MODIFICATION REQUEST

Section A



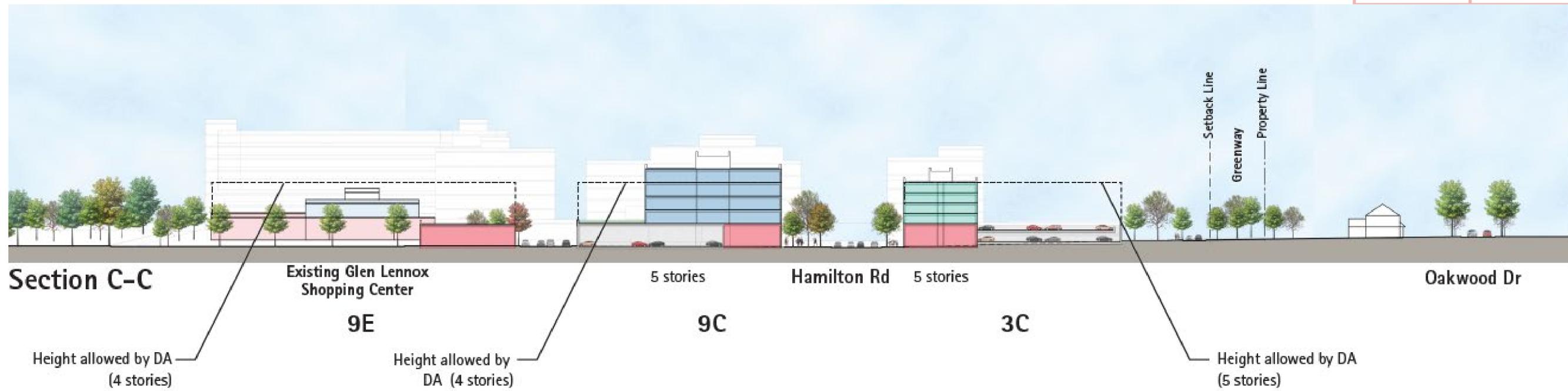
MODIFICATION REQUEST

Section B



MODIFICATION REQUEST

Section C



Trip Generation

The 2014 Development Agreement for Glen Lennox stipulated thresholds for traffic improvements on Fordham Boulevard and Raleigh Road, as well as a threshold to revisit the committed improvements.

Fordham Boulevard improvements were completed with the delivery of Phase I and Raleigh Road improvements are to be completed with Phase II.



Additional External Vehicle Trips Per Day

Existing	0
Phase I	384
<i>Fordham Blvd Improvement Threshold</i>	<i>5,000</i>
Phase II	6,431
<i>Raleigh Rd Improvements Threshold</i>	<i>8,000</i>
Future Glen Lennox	17,027
<i>Revisit Traffic Improvements Threshold</i>	<i>17,557</i>



Height Limit –
Modification Request

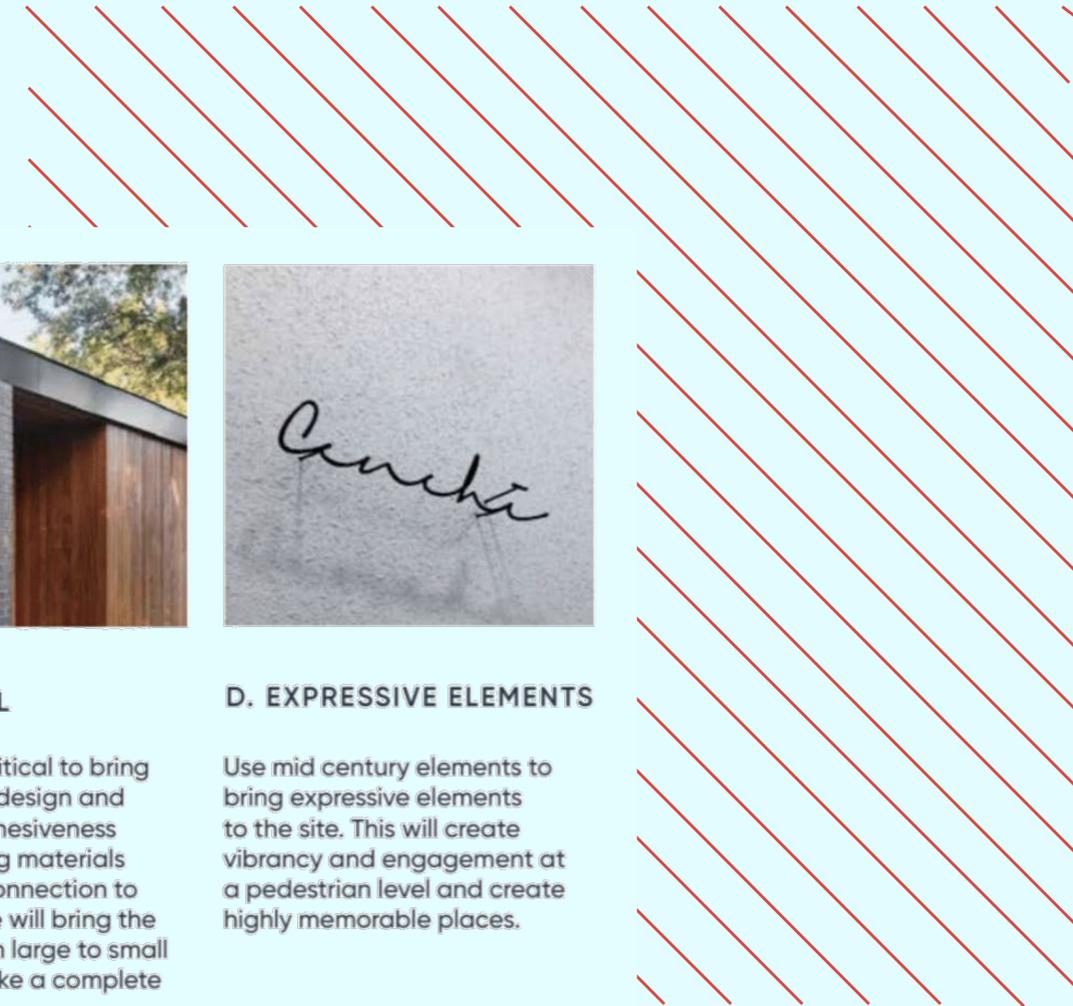


THANK YOU

Q&A

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.



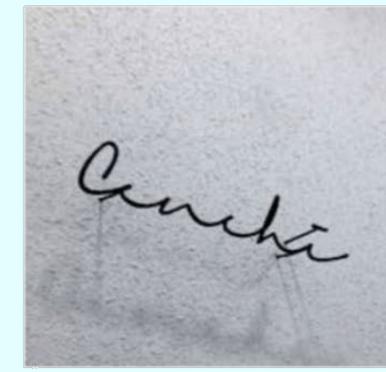
B. COLORS

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.

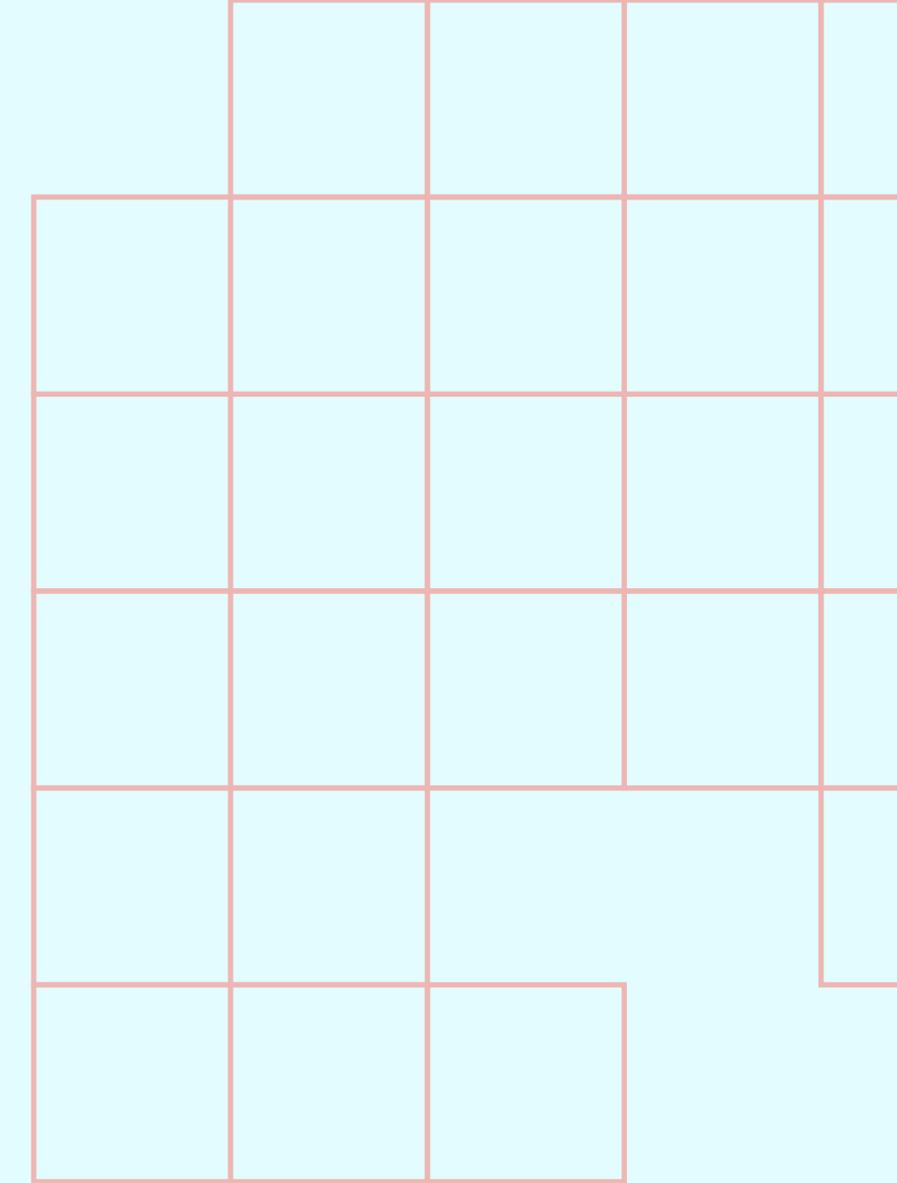


Purposeful Experience

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

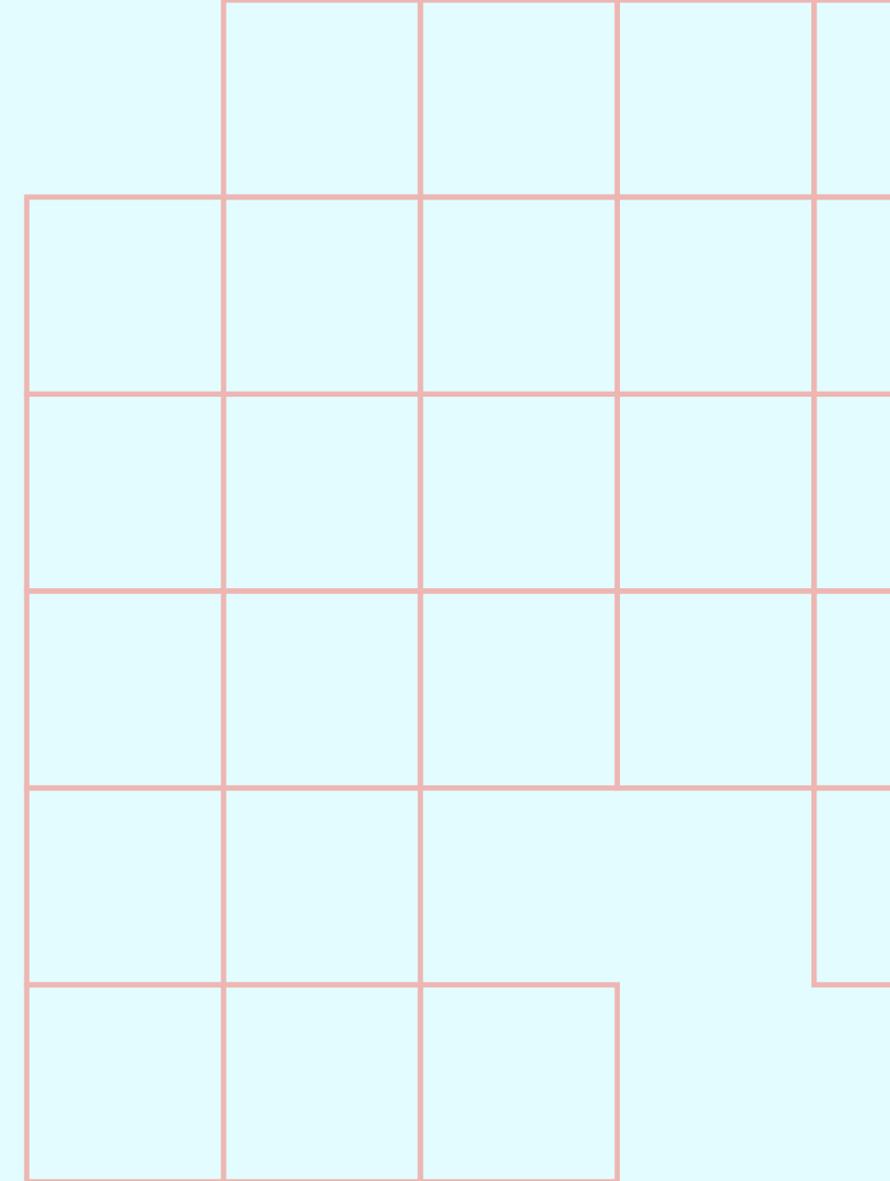
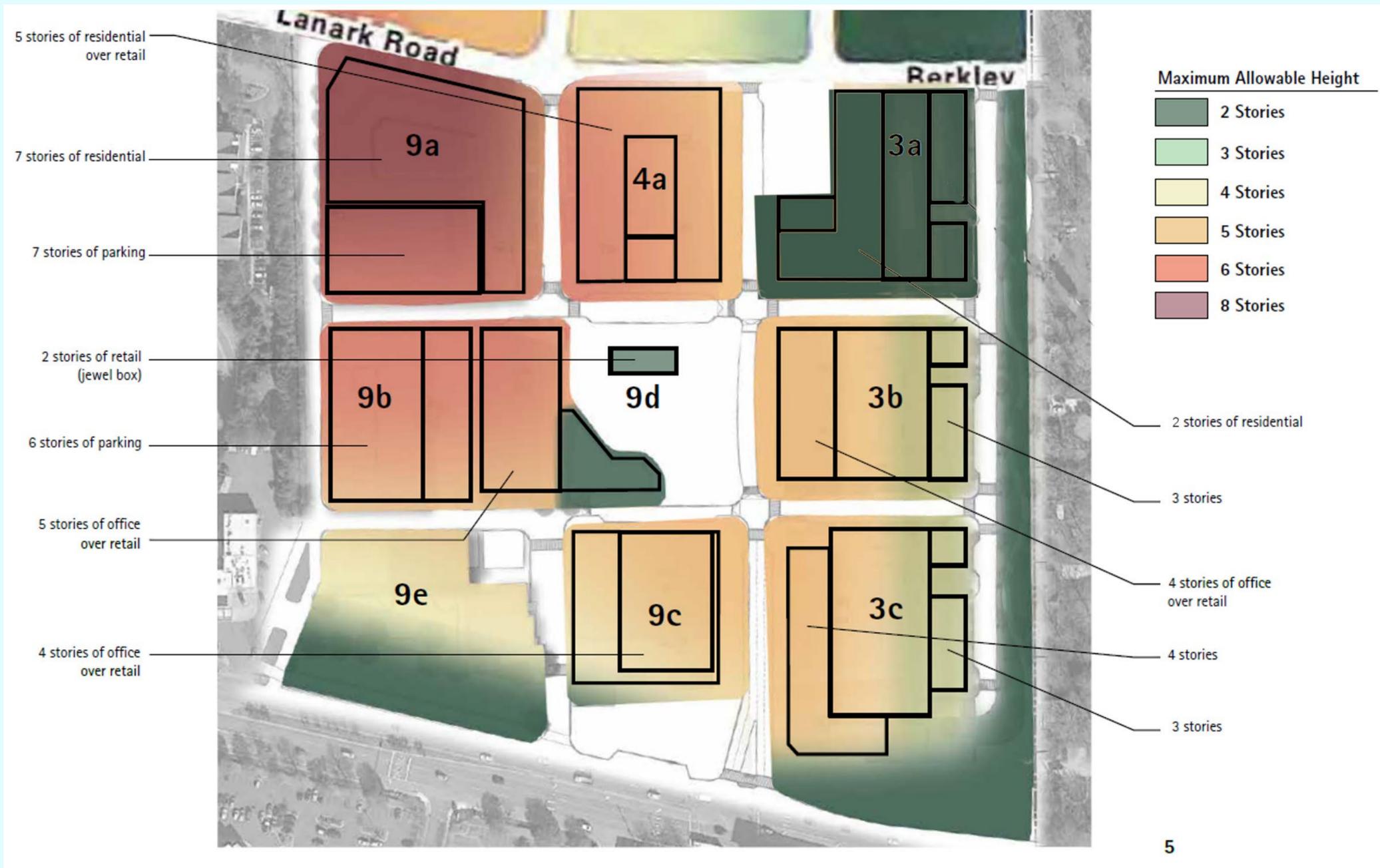
MODIFICATION REQUEST

DA with Master Plan Overlay



MODIFICATION REQUEST

Revised Plan with Master Plan Overlay





MODIFICATION REQUEST

**Height
Limits
Changes**

	Block	STORIES		
		DA	Proposed	Δ
Phase II	4	5	6	+1
	9b	4	6	+2
	9c	4	5	+1
	9a	8	7	-1
	9d	4	2	-2
	9e	2	2	0
	3a	2	2	0
	3b	5	5	0
	3c	5	5	0