

Blue Hill Form District Certificate of Appropriateness Application

1-26-19

1. Written Narrative

Project Name:

The Park at Chapel Hill Apartments - Phase 1A and 1B

Elliott Road Extension at Ephesus Church Road

Current state of the property:

The current property is comprised of the Park at Chapel Hill apartments built in 1966. The current apartment buildings and site work will be demolished, and the proposed Elliott Road extension will bisect the site and connect to Ephesus Church Road (see attached drawings and maps)

Proposed Project:

Phase 1A

The applicant proposes to construct a 5/6 story wood frame over concrete podium apartment building and "wrapped" 6 story, 464 space precast concrete parking deck. The building will screen the parking deck from public view. The building will be comprised of 312 studio, 1 br, 2 br and 3 br apartment units, with a leasing / management office, clubhouse, fitness facility and outdoor recreation / amenity areas.

Phase 1B

The applicant proposes to construct Three (3) 3-story wood frame apartment buildings and 188 surface parking spaces. The buildings will be comprised of 106 studio, 1 br, and 2 br apartment units, with a detached cabana, gazebo, pool and mail kiosk / building. Additionally, there will be 2 detached 5 car garage buildings with residential "carriage" units above, and a maintenance / resident car wash building, adjacent to the trash dumpster and recyclable container area.

a. Exterior Construction Materials

Brick.

The primary material for the exterior of the buildings will be brick. The brick will have running bond in both queen and modular sizes in the main body of the brick. (See item b. below for more notes regarding brick.)

Fiber Cement Siding and Trim

The secondary exterior building material will be fiber cement siding and fiber cement panels. Commonly referred to as “Hardie” plank, this cementitious siding has been proven to last. This material will be field painted, used for trim at doors and windows, and for soffit, fascia, column and beam trim. There is some wood grain finish fiber cement siding used to accentuate entry points on Phase 1B. The fiber cement panels in Phase 1A will utilize a “reveal” trim system which provides clean lines between panels. Fiber cement panels in Phase 1B will have battens at panel joints.

b. Architectural Detailing

Brick: There will be brick rowlocks, and soldier course at windows, doors and areas where the brick transitions to siding or another material. There will be a secondary brick color which will complement the primary brick, add some variety to the elevations and help with breaking up the mass and scale of the building. There will be brick panels at areas along the sidewalk where windows are above eye level that incorporate decorative brickwork with texture, patterns and relief.

Cornices: Cornices and areas where the building Phase 1A meets the sky will be fabricated of painted fiber cement trim over sheathing and wood framing.

c. Fenestrations:

Windows:

Windows in the apartment units are traditional single hung 1 over 1 sashes, with transoms and fixed hoppers at certain locations with high ceilings. The windows are vertical in shape and proportion, as indicated and shown on the building elevations. There are also aluminum storefront clear low e fixed glass windows at the leasing offices, clubhouse and amenity / fitness areas.

Doors:

Balcony Exterior Doors in the apartment units are “French” door double units which swing out, 1 door fixed and 1 operable. These doors are full glass and vertical in proportion.

Building Entrance doors are typically 3' wide and vary in height from 6'-8" in Phase 1B to 8' in Phase 1A. These doors are aluminum storefront units with full glass.

d. Accessory Fixtures and Other Features:

Exterior low walls at courtyards and retaining walls:

Feature low walls to be of stone similar to the stone walls around UNC campus particularly Raleigh Road, Cameron Ave, and Country Club.

Retaining walls will consist of “keystone” split face interlocking blocks.

Steps / Walk outs from units: The steps and walk out to sidewalks from individual apartments will be concrete.

Pool Fence will be pre finished metal, color Black.

Pavement will vary between concrete and brick or stone pavers.

Light Fixtures- To be determined

e. Elevations and Dimensions:

See building elevation drawings

f. Interior Floor Plan- see building plans

Zoning Details:

PHASE 1A - 5/6 STORY BUILDING

ZONING: WR-7

EPHESUS FORDHAM FORM DISTRICT

FRONTAGE TYPE: A-1

SETBACKS:

FRONT 0' MIN. UP TO 10' MAX.

SIDE (n/a)

REAR (n/a)

10' STEP BACK AT TYPE A-1 FRONTAGE (N/A)

BUILD TO ZONE (BTZ): 80% of BUILDING FACADE

Block 1 req'd: $80\% \times 419' = 335.2'$

Block 1 provided: $329' + 56' = 385'$ (92%)

Block 2 req'd: $80\% \times 459' = 367.2'$

Block 2 provided: $227' + 11' + 163' = 401'$ (87%)

Block 3 req'd: $80\% \times 389' = 311.2'$

Block 3 provided: 330' (85%)

Block 4 req'd: $80\% \times 354' = 283.2'$

Block 4 provided: $171' + 132' = 303'$ (86%)

OUTDOOR AMENITY SPACE RATIO: 0.06

req'd: $139,273 \text{ SF} \times 0.06 = 8,356 \text{ SF}$

provided: 6,164 SF ON SITE

RECREATION SPACE RATIO: 0.12 Residential Portion

req'd: $(153,200 \times 0.12)/2 = 9,192 \text{ SF}$

provided: 9,236 SF ON SITE

BUILDING PASS THROUGH:

12' WIDE 1 STORY HIGH

330' MAX SPACING

BLOCK PARAMETERS:

MAX BLOCK LENGTH 450'

MAX. BLOCK PERIMETER 1800'

(ACTUAL 1483')

PEDESTRIAN ACCESS : 100'

TREE PLANTING ZONE : 8'

SIDEWALK: 10'

STRUCTURED PARKING: 30' MIN FROM BUILDING FAÇADE

PHASE 1B - 3 STORY BUILDINGS

PHASE 1B

ZONING: WR-3

EPHESUS FORDHAM FORM DISTRICT

FRONTAGE TYPE: A-1

SETBACKS:

FRONT 0' MIN. UP TO 10' MAX.

SIDE (n/a)

REAR (n/a)

10' STEP BACK AT TYPE A-1 FRONTAGE (N/A)

BUILD TO ZONE (BTZ): 80% of BUILDING FACADE

Block 1 req'd: $80\% \times 286' = 228.8'$

Block 1 provided: $27' + 150' + (50\% \times 108') = 231'$ (81%)

Block 2 req'd: $80\% \times 418' = 334.4'$

Block 2 provided: $150' + 172' + (50\% \times 35') = 339.5'$ (81%)

Block 3 req'd: $80\% \times 331' = 264.8'$

Block 3 provided: $167' + (50\% \times 201') = 267.5'$ (81%)

OUTDOOR AMENITY SPACE RATIO: 0.06

req'd: $195,074 \text{ SF} \times 0.06 = 11,704 \text{ NSF}$

provided: 4,545 NSF ON SITE

RECREATION SPACE RATIO: 0.08 Residential portion

req'd: $(214,581 \text{ SF} \times 0.08)/2 = 8,583 \text{ SF}$

provided: 24,352 SF ON SITE

BUILDING PASS THROUGH - MAX 330' SPACING

BLOCK PARAMETERS:

MAX BLOCK LENGTH 450'

MAX. BLOCK PERIMETER 1800'

(ACTUAL 1483')

PEDESTRIAN ACCESS : 100'

TREE PLANTING ZONE : 8'

SIDEWALK: 10'

SURFACE PARKING: 10' MIN FROM RES. ZONE

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Proposed Design Alternatives

Project Name:

The Park at Chapel Hill Apartments - Phase 1A and 1B

Elliott Road Extension at Ephesus Church Road

Regulating Ordinances and Documents:

Land Use Management Ordinance Sec.3.11

Ephesus / Fordham Form District

(Last Updated March 6, 2017)

Memorandum of Understanding Town of Chapel Hill and Blue Rock LLC

Dated 8/31/18

H. Application of Design Alternatives. Where a development site poses a constraint making it difficult to meet the requirements of Section 3.11 (e.g., topography, lot size and shape, etc.), and where the Community Design Commission makes a finding that a proposed design alternative could provide an equivalent or better result that meets the purpose and intent of Section 3.11, the Community Design Commission may approve such an alternative design as part of a Certificate of Appropriateness.

3.11.2.3 Walkable Residential (WR-3 and WR-7)

Building Height (page 11)

E. Ground Floor Elevation

Ground floor elevation (min/max) 2' / 4'

Requested Design Alternative:

Due to the severe topography of the site, applicant requests that the building be allowed to step down to follow the proposed grade of the new streets, and requests that the min of 2' and max of 4' be revised to allow a min of 6" and a maximum of 6'. The walls which are greater than 4' tall will incorporate decorative brick work and / or public art to add visual interest to the wall.



Example of Decorative Brickwork on Walls adjacent to Sidewalk

3.11.2.5 Frontages

Streetscape (page 14)

Type A and B Frontages

C Tree planting zone (min)

Note: Between tree plantings, this area is only required to be hardscaped where retail frontages are located, or as otherwise determined by the Town Manager as desirable or necessary to support transit stops, other public infrastructure or pedestrian connectivity.8'Tree spacing (on center, avg) 40'

Requested Design Alternative:

Allow variation in spacing to accommodate fire apparatus.

3.11.2.7

Measurements and Exceptions

C. Block Length. Block length is the distance between two intersections or an intersection and the terminus of a road. Block length is measured from right-of-way line to right-of-way line or right-of-way line to property line. Block length requirements apply to the block face along all frontages designated by Type A, B or C, as shown on the Regulating Plan (Section 3.11.2.2). A new public thoroughfare created by the block length standard shall connect to another street where practical, and shall align at the project boundary such that a future connection is viable as determined by the Town.

b. Where the Community Design Commission makes a finding that a proposed design

alternative for block length will provide access and supports a walkable public realm consistent with the purpose and intent of Section 3.11.2.1.B. and where one or more of the site constraints listed below applies, the Community Design Commission may approve an alternatively designed block length up to 600 feet as part of a Certificate of Appropriateness;

- i. Proposed to protect sensitive natural areas or save healthy existing trees;
- ii. Required to protect natural conditions, such as watercourses, riparian buffers, natural rock formations or topography;
- iii. Required based on some unusual aspect of the development site or the proposed development that is not shared by landowners generally within the Ephesus/Fordham District (e.g., unusual lot size, configuration, or surrounding parcelization patterns);
- iv. Required due to the presence of existing utilities or other easements;

Requested Design Alternative :

Allow Block length to be measured along Elliott Road adjacent to Phase 1B from Edge of Conservation Buffer / Flood Plain to new roundabout at Elliott and Ephesus .

3.11.2.3 Walkable Residential (WR-3 and WR-7)

Build-to Zone (BTZ) Page 10

D. Building facade in BTZ (min % of lot width) - Type A1 frontage 80%

Requested Design Alternative:

Less than 80% in Build to zone along angled Ephesus Church Road side of Phase 1A building, to allow for a slight break in building mass along this edge.
(See Building Plans)