



GRUBB PROPERTIES

People who care. Places that matter.

To: Maurice Jones, Town Manager, Chapel Hill
From: Tim Jezisek, Vice President of Development, Grubb Properties
CC: Town Staff: Kay Pearlstein, Mary Jane Nirdlinger, Ben Hitchings, Ralph Karpinos
Date: 4/24/2019
Re: Proposed Minor Modification to Glen Lennox Development Agreement: Street Section

Mr. Jones,

Grubb Properties is herein proposing a Minor Modification to the Glen Lennox Development Agreement. This Minor Modification will enable us to prioritize bicycle and pedestrian safety by implementing street design recommendations for the to-be-built Glen Lennox Drive that are influenced by our work with Copenhagenize to make Glen Lennox the most bicycle-friendly community in the Carolinas.

As anticipated by the Development Agreement, ideas and challenges arise that could not have been predicted during the drafting of the Development Agreement. Consequently, the Development Agreement itself provides a mechanism for modifications, Major and Minor, in Section 4.10.

The Development Agreement prescribes street sections (dimensions) for the major roads in Glen Lennox. These specify the dimensions of the roadway, sidewalks, planting area, etc. In order to implement the bicycle-friendly designs needed to accomplish our goal, we need to modify the existing baseline street section prescribed in the Development Agreement in Exhibit C (see Appendix B). Changing any of these requires a Minor Modification to the Development Agreement. Minor Modifications require staff administrative review followed by the Town Manager's approval.

Context

Grubb, Town, and NCDOT staff, along with Copenhagenize bicycle urban design experts, have worked for months to come up with a plan to revise the intersection design of the to-be-built 15-501 & Glen Lennox Drive (formerly named Muirhead Lane) intersection (See Appendix A for general location). This plan includes re-designing the street section for Glen Lennox Drive to protect bicyclists more effectively with a separated bicycle lane, to slow down motorized vehicles by removing a median, and to improve pedestrian connectivity and safety by widening the sidewalk (See Appendix C). This proposed design does significantly more than the baseline/existing design to prioritize bicycle and pedestrian safety, something we have committed to spending extra dollars on throughout Glen Lennox.

In order for this overall intersection design upgrade to be fully approved by staff, the specific upgraded street section for Glen Lennox Drive needs to be approved separately as a design standard via a Minor Modification so that staff can use it as the review standard.

We are confident that this proposed street section design and strategy better execute both the vision and the principles articulated in the Development Agreement as well as the larger goals of the Town's mobility and connectivity plans.

Alignment with Development Agreement

The Development Agreement, through the incorporation of the Glen Lennox Neighborhood Conservation District, articulates a set of Guiding Principles. These include:

1. Create an effective transportation strategy
2. Encourage community sustainability
3. Encourage and support community diversity

The Copenhagenize-influenced design of this roadway and intersection furthers all three of these by:

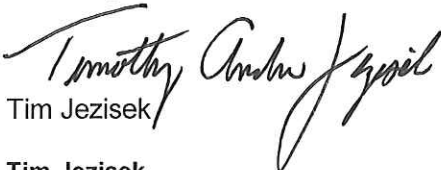
- Including bicycle and pedestrian amenities significantly enhanced over the baseline Development Agreement general plans and the existing approved intersection design
- Ensuring better connectivity for all users--incorporating Universal Design is also a goal
- Implementing a "plan that balances people, planet, and prosperity" by making it more feasible for people of all ages and abilities to use bicycle and pedestrian facilities to access areas both within Glen Lennox and outside in order to reach workplaces, to access and utilize services, and to connect with friends and neighbors
- Encouraging eco-friendly site design and practice
- Promoting alternate modes of transportation

We have worked closely with Town Planning staff and NCDOT staff over the past many months to ensure that all Town, NCDOT, staff, and Grubb concerns and needs have been addressed. Please find attached:

- A map of the general location of the to-be-built Glen Lennox Drive (See Appendix A)
- The existing street section exhibit for Glen Lennox Drive, formerly named Muirhead Lane (See Exhibit B)
- The proposed optional upgraded street section for the Minor Modification (See Appendix C)
- A draft of what the applicable section of the modified Development Agreement section would look like—an addition to Exhibit C (typical street sections) as "Exhibit C3" (See Appendix D)
- A draft letter that you can sign to memorialize the acceptance of the proposed Minor Modification and the Developer Owner (Grubb) acknowledgement of that

Should you or your staff have any questions, please don't hesitate to contact me. Thank you for your time, and we look forward to continued collaboration with you and the rest of the Town staff.

Kind Regards,



Tim Jezisek

Tim Jezisek
Vice President of Development
Grubb Properties
704.641.7588 (cell) | 919.388.5777 (office)
tjezisek@grubbproperties.com

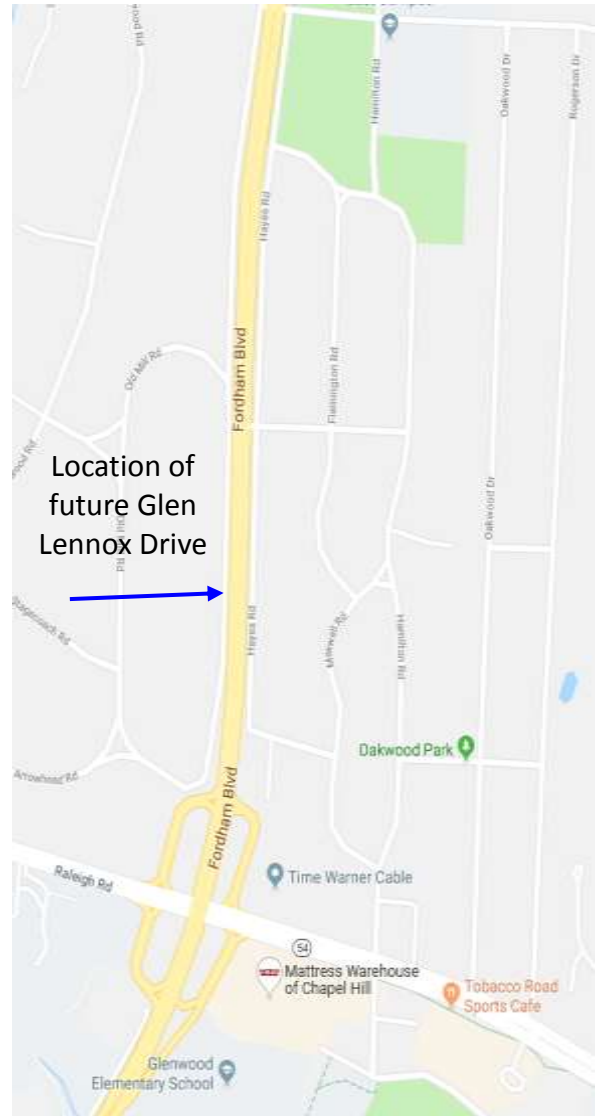
Appendix A: Glen Lennox Drive Location

Glen Lennox concept site plan on left, Google Maps location on right

Location of
future Glen
Lennox Drive

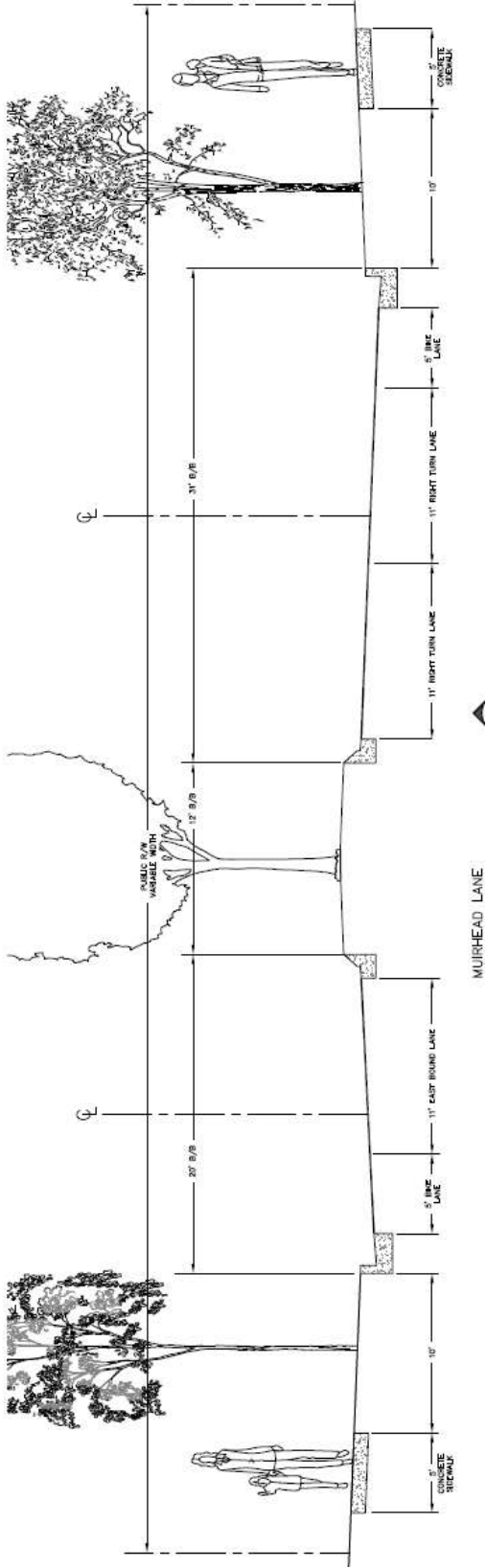


Location of
future Glen
Lennox Drive

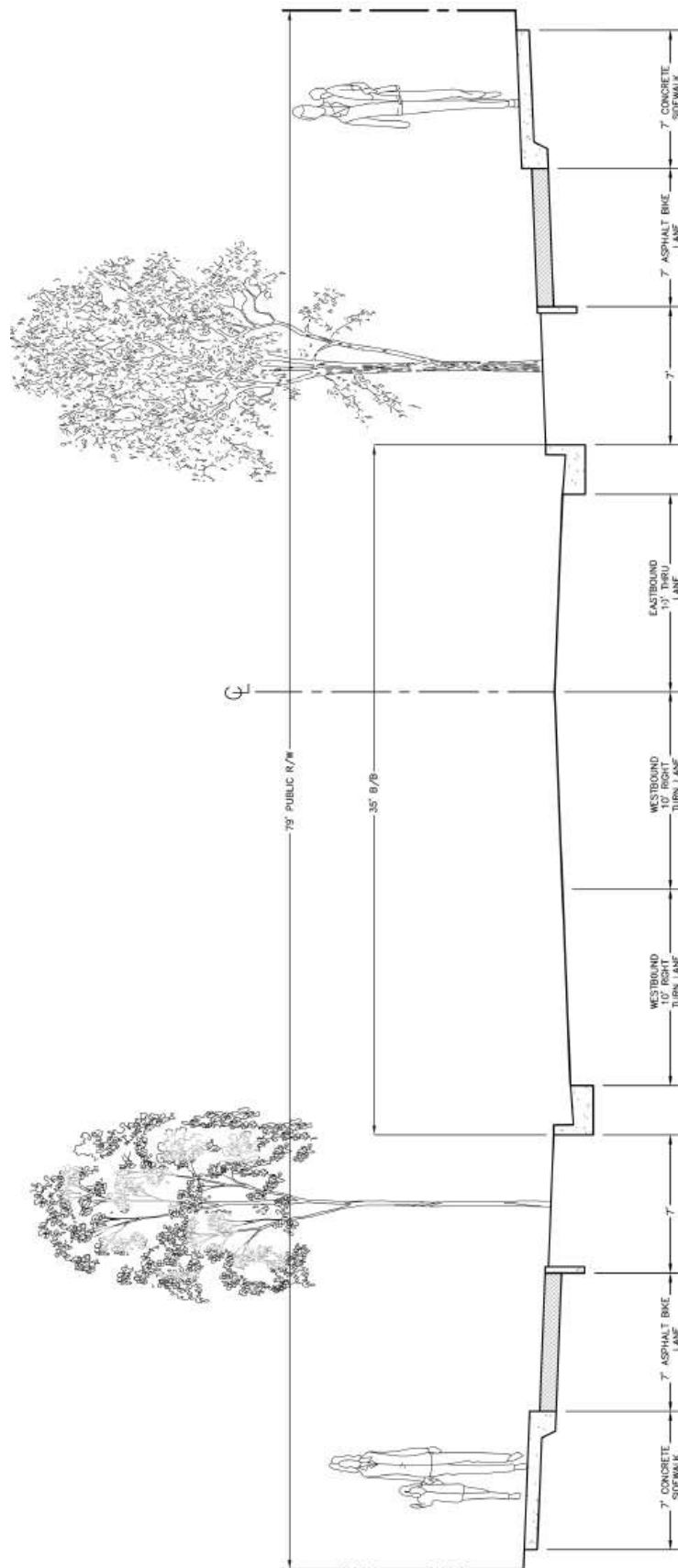


Appendix B: Existing Baseline Street Section for Glen Lennox Drive (formerly Muirhead Lane).

From Exhibit C, Sheet C2, Glen Lennox Development Agreement



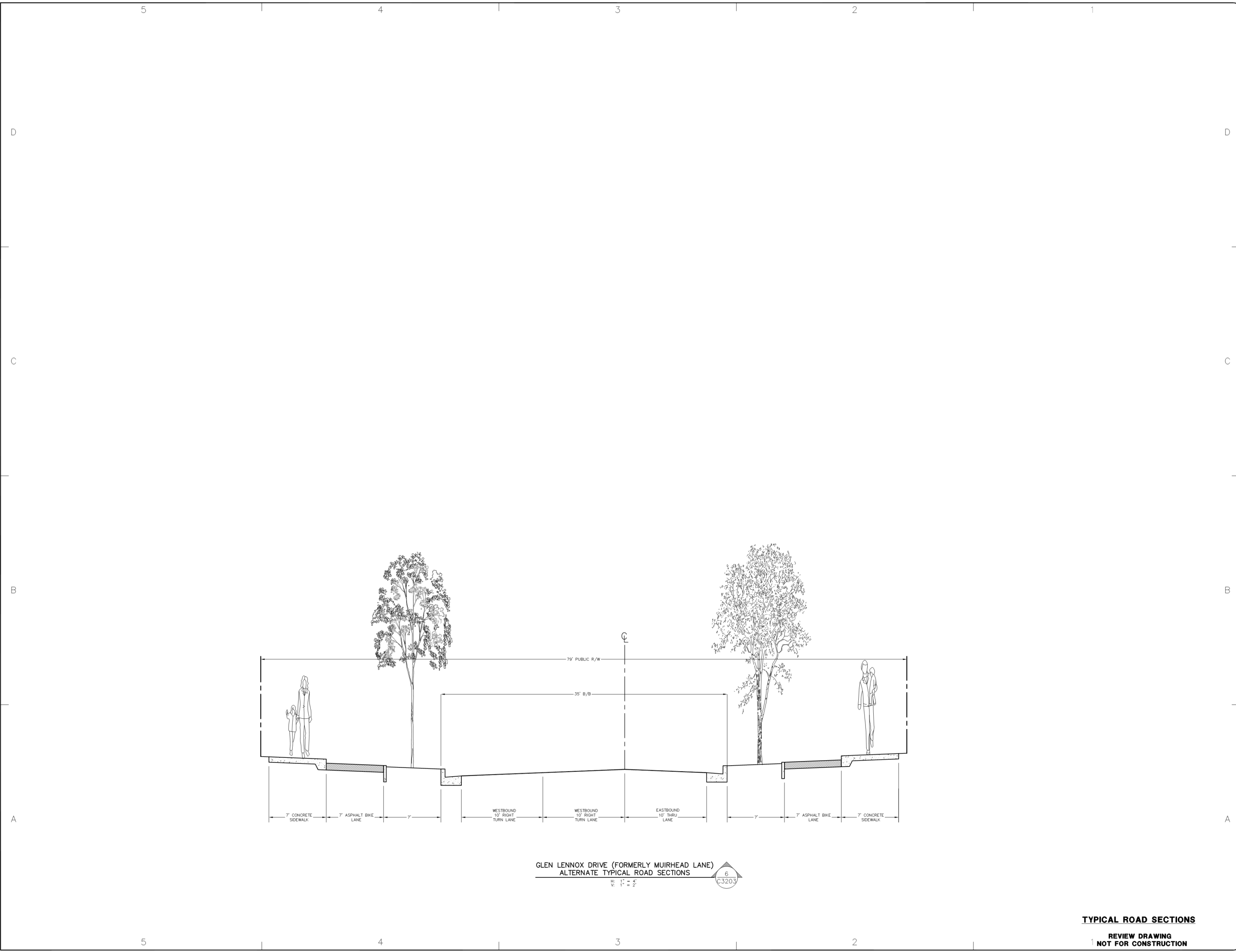
Appendix C: Proposed Optional Additionl Street Section for Glen Lennox Drive (formerly Muirhead Lane)



GLEN LENNOX DRIVE (FORMERLY MUIRHEAD LANE)
 ALTERNATE TYPICAL ROAD SECTIONS
 6
 C3203
 1" = 4'

Appendix D: Proposed New Exhibit C3 to be added to Glen Lennox Development Agreement
(on following page)

P:\Projects\107013.00 Glen Lennox\107013.00 Master Plan\107013.00 Master Plan\107013.00 Master Plan\107013.00 Master Plan.dwg, 11/20/13 4:44:58 PM, gjar



GLEN LENNOX DRIVE (FORMERLY MUIRHEAD LANE)
 ALTERNATE TYPICAL ROAD SECTIONS
 6
 C3203
 1" = 2'

TYPICAL ROAD SECTIONS
 REVIEW DRAWING
 NOT FOR CONSTRUCTION

BALLENTINE ASSOCIATES, P.A.
 221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
 (919) 929-1481

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DATE	ISSUED TO	BY	REVISIONS

OWNER INFORMATION
 CLUB PROPERTIES
 4500 CAMERON VALLEY
 PARKWAY, SUITE 350
 CHARLOTTE, NC 28211
 OWNER'S REPRESENTATIVE:
 RACHEL RUSSELL
 PH: (704) 405-1638
 FAX: (704) 405-1638
 EMAIL: RRUSSELL@CLUBPROPERTIES.COM

DATE	ISSUED TO	BY	REVISIONS
16 APR 13			

GLEN LENNOX
 CHAPEL HILL, NC

DEVELOPMENT AGREEMENT DRAWINGS

JOB #: 107013.10
 DATE: 16 OCT 13
 SCALE: AS NOTED
 DRAWN BY: DBB
 REVIEWED BY: GJR

SHEET
 EXHIBIT C3

April 24, 2019

Mr. Tim Jezisek, VP of Development
Grubb Properties
113 Edinburgh South Drive, Suite 120
Cary, North Carolina 27511

Re: Approval of Minor Modification Number 2019-2

Dear Mr. Jezisek:

On behalf of the Town of Chapel Hill, I am writing to acknowledge approval of Minor Modification Number 2019-2 to the Development Agreement between Glen Lennox Apartments, LLC and Glen Lennox Shopping Center Owner, LLC and the Town of Chapel Hill entered into on June 25, 2014 (the "Agreement"). The requested minor modification supplements the types of permissible street sections provided in the Agreement in Exhibit C, specifically relating to the section for the to-be-built Glen Lennox Drive (formerly named Muirhead Lane), illustrated in the current Exhibit C, Sheet C2. The additional section contains design elements for greater protection to bicyclists and pedestrians. The additional street section to be incorporated into the Agreement as Exhibit C3 is attached.

The Town received the request for the minor modification on _____. The Town deemed the request complete on _____, and pursuant on Section 4.10(j) of the Agreement, classified the request as a minor modification on _____. Having reviewed the request and determining it in substantial compliance with the approving action of the Town Council consistent with Section 4.10.k of the Agreement, the Town hereby approves the request.

IN WITNESS WHEREOF, the parties hereby set their hands and seals effective the date first above written.

Town of Chapel Hill

By: _____
Title: Town Manager

Glen Lennox Apartments, LLC (f/k/a FCP Glen Lennox, LLC)
A Delaware limited liability company
By: Grubb Fund Management, Inc., Manager
By: Grubb Management, Inc., Manager

By: _____
Title: _____