

Glen-Lennox



GRUBB PROPERTIES

Development Agreement Public Session #1

November 13, 2013

Guiding Principles

1. Value the **history** of neighborhood and the Glen Lennox apartment and commercial property
2. Preserve **street** network
3. Create & maintain **open public space**
4. Balance the new development with preservation of the **trees** and tree canopy
5. Keep a portion of the **buildings**
6. Transition and vary **density** and **height** of the buildings
7. Provide landscaped buffers for sensitive **neighbors**
8. Preserve **Church of the Holy Family's** visibility and accessibility
9. Create an effective **transportation** strategy
10. Encourage community **sustainability**
11. Encourage and support community **diversity**

Development Agreement Admin

General administration of the development agreement
will follow NC GS 160A-400.2

Assessment:

Developer to submit annual report to the Town Manager
to demonstrate compliance with agreement

Term of Agreement:

20 years

Existing Conditions

Existing conditions are detailed on page 8-9 in the NCD-8C Plan.

EXISTING CONDITIONS

X-Rays

As part of the site analysis, the design team collected data, through mapping of the area, review of previous plan studies, and a physical documentation of the area. These elements help to understand the local context, inform the plan for Glen Lennox, and the appropriate character for new development.

The UDA X-Rays® presented on this page isolate specific elements to reveal existing challenges or patterns surrounding a site.

STREETS

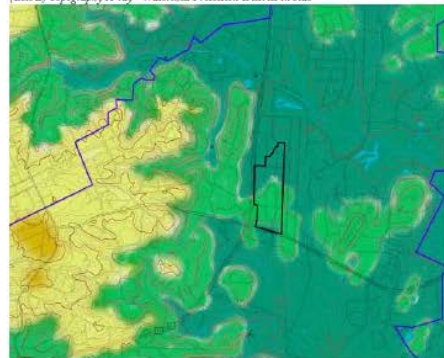
Glen Lennox lies at an important local and regional crossroads. Access to NC Highway 54 and US 15-501 are a major amenity, given they are primary connectors. This level of access can be a major asset to market new development. The property has an effective internal street network, including picturesque curvilinear streets that add to the charm of the neighborhood.

TOPOGRAPHY

The site benefits from a fair amount of rolling topography that slopes toward Bolin Creek - a prominent feature of the very northern boundary of the site. While the topography creates visual interest on the site, it also poses a challenge for site development.



(Above) Existing Street X-ray
(Below) Topography X-ray - Watershed Protection District in blue



Portrait of Existing Conditions



A Existing homes



B Common greens and play areas



C Glen Lennox Shopping Center

Scale, Intensity, Placement

Given the block structure dictated by the street network -
the scale of development, intensities, and the building
placement will be dictated by a series of factors that are
illustrated in the NCD-8C Plan . . .

Scale, Intensity, Placement

Setback Plan

SETBACK PLAN

Setbacks illustrated in the adjacent diagram are measured from the curb or from the exterior property lines. Generally, setbacks are shallowest for the mixed-use core (allowing for a vibrant and active street frontage). Deeper setbacks have been prescribed elsewhere to preserve trees and to maintain compatibility with adjacent residential areas.



MINIMUM SETBACKS



The setback from the curb has been documented in the NCD -8C Plan.

A technical plan to scale will be included in the development agreement.

Scale, Intensity, Placement

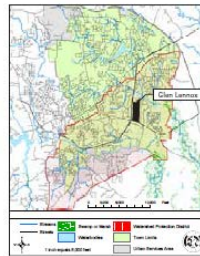
Setback
Plan



Impervious
Surface %

IMPERVIOUS SURFACE PLAN

Within Chapel Hill's Watershed Protection District, impervious surface percentages are stipulated based on type of development. The Glen Lennox site falls under the category of "high-density development" as it is defined in the Land Use Management Ordinance. Pervious areas can include pervious paving and porous parking/ service areas provided permeability is retained. The diagram to the right illustrates the recommended percentage of impervious surface based on the desired density across the site.



The impervious surface allowance has been documented per block in the NCD -8C Plan.

These allowances will be referenced in the development agreement.

Scale, Intensity, Placement

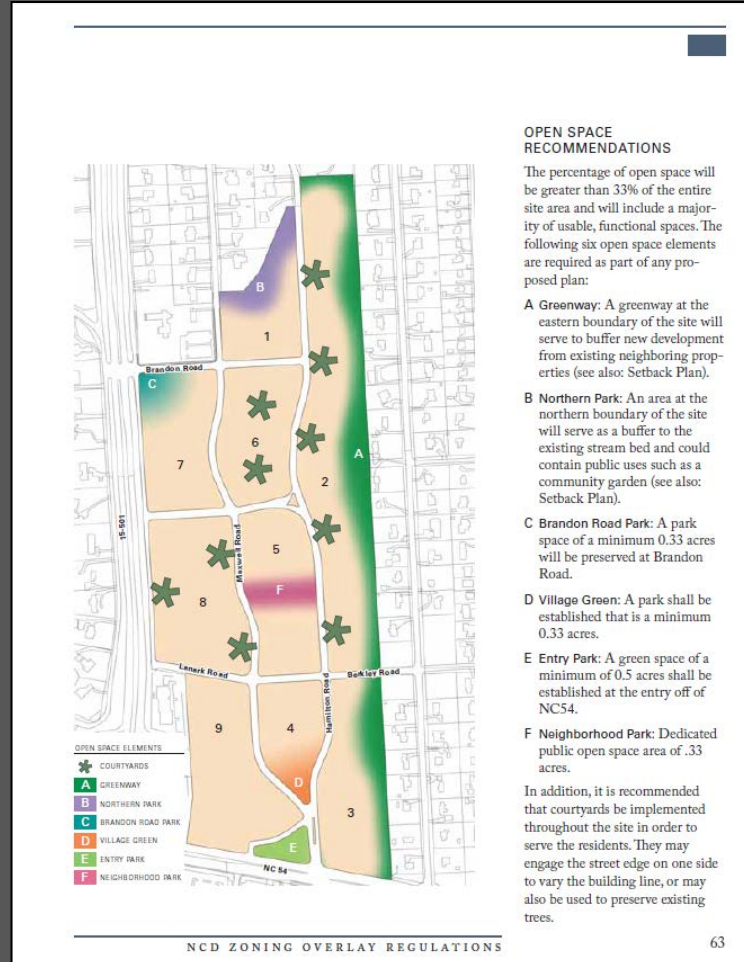
Setback
Plan



Impervious
Surface %



Open Space



The open space (33% overall) has been documented in the NCD -8C Plan.

The development agreement with reference this diagram and include additional text regarding the specific elements.

Scale, Intensity, Placement

Setback
Plan



Impervious
Surface %



Open Space



Buildable
Area

Scale, Intensity, Placement

Setback
Plan



Impervious
Surface %



Open Space



Buildable
Area



Height
Plan

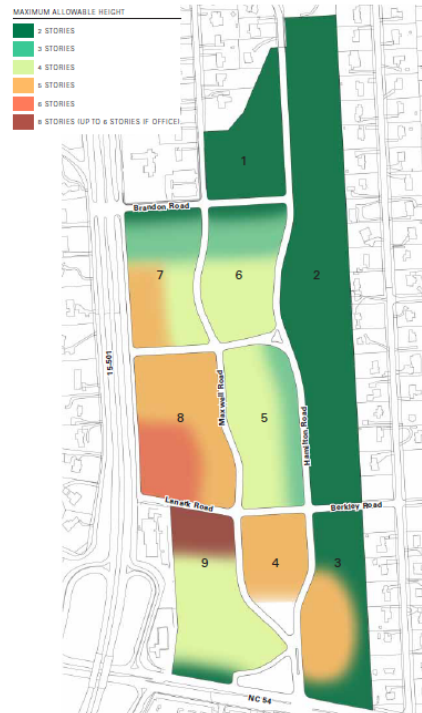
HEIGHT PLAN

The height regulations control the scale of future development with the vision of preserving the neighborhood's character while accommodating higher density. The allowable heights transition from lower scale adjacent to the NCD-8A and NCD-8B zones to taller development at the southwestern edge of the site.

It is important for there to be flexibility in the delineation of height zones within the identified blocks to accommodate future development. This is illustrated in the diagram to the right. Additionally, while these regulations limit the height of the building as a whole, certain vertical architectural elements are allowed to protrude outside of the prescribed building envelope.

Height is measured from the average ground level along the primary street-facing facade to the bottom of the roof structure. Allowable height per story is measured from floor to floor and indicated by use below:

- » Residential Ground Floors: 9'-16'
- » Residential Upper Floors: 9'-12', up to 22' for penthouse units
- » Non-Residential Ground Floors: 12'-18'
- » Non-Residential Upper Floors: 12'-16'



The height allowance has been documented in the NCD -8C Plan.

These allowances will be referenced in the development agreement.

Scale, Intensity, Placement

Setback
Plan



Impervious
Surface %



Open Space



Buildable
Area



Height
Plan



Allowable
Land Use



Market
Conditions

		BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 5	BLOCK 6	BLOCK 7	BLOCK 8	BLOCK 9
n/a	Accessory Use, Incidental to Primary Use	○	○	○	○	○	○	○	○	○
O	Adult Day-Care Facility	X	X	X	X	X	●	●	●	●
n/a	ATM (walk-up)	X	X	X	●	X	X	X	●	●
O	Bank	X	X	X	●	X	X	X	●	●
C	Barber Shop, Beauty Salon	X	X	X	●	X	X	X	X	●
C	Business – Restaurant	X	X	●	●	X	X	**	●	●
C	Business – Convenience	X	X	●	●	X	X	**	●	●
C	Business – General	X	X	●	●	X	X	**	●	●
O	Business – Office-type	X	X	●	●	X	X	●	●	●
O	Child Care	X	X	●	●	●	●	●	●	●
MO	Clinic	X	X	X	X	X	X	**	●	●
C	Club	X	X	○	○	X	X	X	X	○
O	College or University	X	X	X	X	X	X	X	●	●
R	Dwelling Unit – Single-Family	●	●	●	X	●	●	●	X	X
R	Dwelling Unit – Single-Family with Accessory Apartment	●	●	●	X	●	●	●	X	X
R	Dwelling Unit – Duplex	●	●	●	X	●	●	●	●	X
R	Dwelling Unit – 3- to 7-unit Multi-Family	●	●	●	●	●	●	●	●	●
R	Dwelling Unit – 7+ Multi-Family	X	X	X	●	●	●	●	●	●
n/a	Essential Services	○	○	○	○	○	○	○	○	○
+	Group Care Facility	X	X	X	X	○	○	○	○	○
n/a	Home Occupation	○	○	○	○	○	○	○	○	○
H	Hotel/Motel	X	X	○	●	X	X	X	●	●
n/a	Parking, Off-Street	○	○	●	●	●	●	●	●	●
*	Place of Assembly	X	X	X	●	X	X	X	X	●
O	Public Cultural Facility	X	X	○	●	X	X	●	●	●
n/a	Recreation Facility – Outdoor	X	X	●	●	○	○	○	○	●
C	Recreation Facility – Commercial	X	X	●	●	X	X	**	●	●
C	Recreation Facility – Non-Profit	X	X	●	●	X	X	●	●	●
O	Residential Support Facility	●	●	●	●	●	●	●	X	X
C	Service Station, Convenience Store	X	X	X	X	X	X	X	X	●
C	Temporary Portable Building – Construction-related	●	●	●	●	●	●	●	●	●
MO	Vet Hospital or Clinic	X	X	X	X	X	X	**	●	●

● Permitted as Primary Use ○ Permitted as Accessory Use X Not Permitted
 Parking Requirement Code: R=Residential, C=Commercial, O=Office, H=Hotel, * and + are individually defined on page 66.
 ** These uses are only allowed where a minimum height of 4 stories is permitted. * These uses are only allowed where a minimum height of 3 stories is permitted.

The development is intended to be a mix of uses, dictated by what the market supports

The land use allowances have been documented per block in the NCD -8C Plan.

These allowances will be referenced in the development agreement.

Scale, Intensity, Placement

Setback
Plan



Impervious
Surface %



Open Space



Buildable
Area



Height
Plan



Allowable
Land Use



Market
Conditions



Design
Guidelines

BUILDING TYPOLOGIES

Overview
Great neighborhoods usually have a variety of building types that create a vibrant social environment. This section defines the potential building typologies for the Glen Lennox apartment and commercial property and identifies general locations for them within the plan, while providing guidelines on building placement, vertical and horizontal articulation, and general massing. These recommendations are intended to provide general guidelines for massing and articulation, yet are not of a regulatory nature.

Small Neighborhood Building

Detached, single-family dwellings, duplexes, townhouses, small, free-standing commercial units, and small professional offices are included in this typology. These are typically one-and-a-half to two stories, and are most commonly residential in character although a mix of uses may be accommodated.

Medium Neighborhood Building

This building typology will have the massing and scale that is complementary to the surrounding neighborhood. Composed facades and a pitched roofline are sensitive methods for providing more scale, typically up to three stories. This building type can still accommodate a mix of uses ranging from multi-family residential to small professional offices, restaurant spaces, artist studios, or the like.

Small Urban Building

Small urban buildings at Glen Lennox will range in height from four to five stories and are characteristic of traditional mixed-use buildings. They will accommodate both residential and commercial uses and will provide a transition in scale from the neighborhood buildings to the uses along Hayes Road.

Medium Urban Building

This type allows for a larger floor plan making it a good choice for commercial functions, while also accommodating a denser form of residential development. The height for these buildings will range from five to eight stories, depending on use and location.

The following pages provide a more detailed description of each of these types.

68 GLEN LENNOX AREA NCD PLAN

STOREFRONTS, SIGNAGE, AND MATERIALS

Storefront Design

STOREFRONT COMPOSITION

- Storefront design must utilize the full height of the ground-floor facade frontage.
- Storefronts shall maintain a typical rhythm wherever possible.

AWNINGS

- Awnings are encouraged and may provide additional signage space by incorporating names and logos.

OPENINGS AND TRANSPARENCY


- Storefront entrances shall be clearly distinguished from those serving floors above.
- Glazing should constitute a large portion of the ground-floor retail facades.


SIGNAGE

- Shop windows should provide views into the shop as well as its displays. The use of operational doors and windows that allow for direct connection and movement between the sidewalk and restaurant and shop interiors is encouraged.

MATERIALS

- Building materials should fit in harmoniously within the community's existing architecture, including a portion of the buildings utilizing brick compatible with the existing buildings, and also reflect the cherished characteristics of the regional architecture.





78 GLEN LENNOX AREA NCD PLAN

LANDSCAPE

Public Open Space and Parks


Public open spaces are the hallmark of a community. The range of public open spaces include the neighborhood parks accommodating passive and active use, squares as gathering space, courtyards, community gardens, playgrounds, nature preserve and trails. Once an overall park plan for Glen Lennox is established to program the various outdoor uses, the parks will contribute to the quality of experience and distinctiveness within the community.

ESSENTIAL ELEMENTS

- Accessible by all
- Year-round landscape plant material for seasonal interest
- Dedicated site furniture including benches, trash receptacles, and lighting unique to specific spaces
- Preserve existing habitat
- Coordinated landscape and plant palette
- Special lighting for public spaces
- Walking/biking/bike trail when possible

RESIDENTIAL LANDSCAPE

A high-quality, sustainable residential landscape is an integral part of a Glen Lennox home. These landscapes will complement and soften the built environment and lend character to houses, streets, and neighborhoods. Furthermore, residential landscapes can create intimate outdoor rooms, reinforce entrances to houses, and help delineate property boundaries.


Gazebo serves as a meeting point


Photos showing permeable paving to aid in perviousness of rainfall water

Sustainable Landscapes: Designing with Ecology in Mind

To help Glen Lennox be a sustainable community, the following is a list of sustainable devices and techniques encouraged for residents to use:

- Native plantings to reduce watering
- Increased yard planting in place of lawn to reduce maintenance
- Proper shade tree placement to reduce solar gain
- Permeous paving or the use of a driveway strip to enhance porosity
- Rain barrels, rain chains, and rain gardens to catch rain water for irrigation
- Greywater retention to recycle water

DESIGN GUIDELINES 79

The development agreement will reference both the regulations and provisions in the Land Use Management Ordinance and recommendations in the NCD-8C Design Guidelines on pages 67-79. Any exceptions would need to be explicitly stated in the development agreement.

Scale, Intensity, Placement

Setback Plan



Impervious Surface %



Open Space



Buildable Area



Height Plan



Allowable Land Use



Market Conditions



Design Guidelines

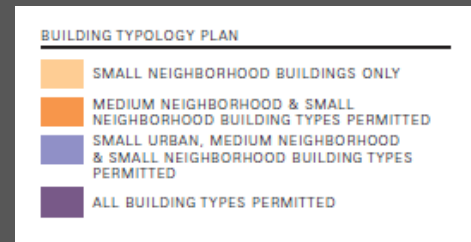


Buildings



As described in the NCD-8C plan, a variety of building types are encouraged but are specific to areas within the neighborhood.

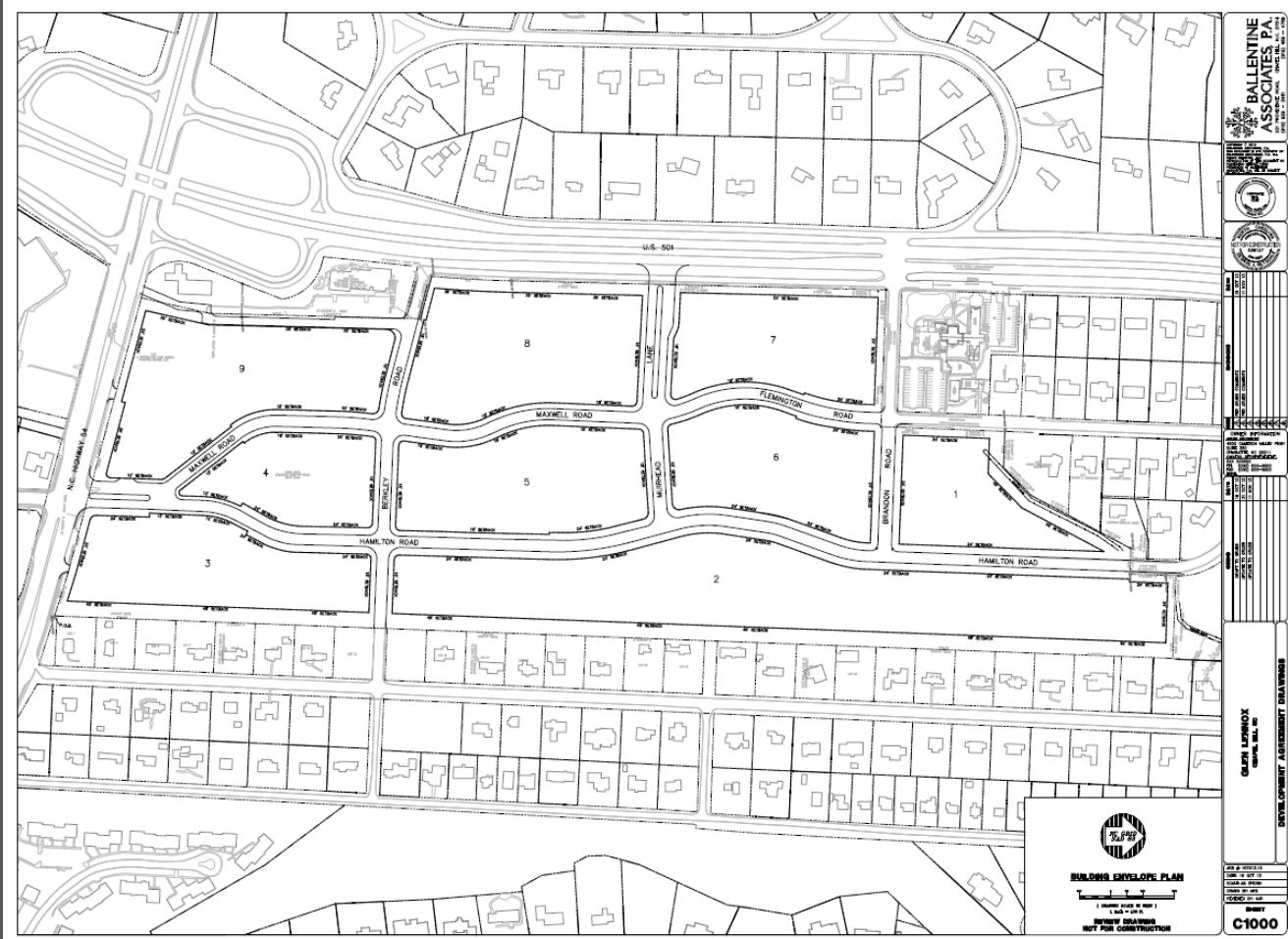
The development agreement will reference both the regulations and provisions in the Land Use Management Ordinance and recommendations in the NCD-8C Design Guidelines. Any exceptions would need to be explicitly stated in the development agreement.



Scale, Intensity, Placement

The development agreement will reference and apply the existing NCD diagrams and text through additional regulatory text and a technical plan that confirms the allowed development.

Draft site plan – block reference number, public streets, and setbacks shown



Public Facilities

Glen Lennox will have the following amenities and infrastructure for public use:

- Streets
- Utilities
- Commercial district
 - Village Green
 - Greenway



Historic/Cultural Features

The NCD-8C Plan documents the importance of the neighborhood history to the redevelopment.

The development agreement will reference the NCD Plan and value of the neighborhood history.



The redevelopment will highlight the historical and cultural:

- Neighborhood brand
- Streets – form and names
 - Existing buildings
 - Neighborhood plan

Neighboring Lands, Compatibility, Buffers

As stated in the NCD-8C Plan, the redevelopment is committed to sensitivity towards adjacent land.

- Land uses are compatible with adjacent land uses.
- Guiding Principle: “Provide landscaped buffers for sensitive neighbors”
- Zoning regulations include setbacks, height restrictions, open space requirements, and land use allowances that serve as buffers to adjacent land

The development agreement will have language reiterating these concepts.





Contact Rachel Russell
rrussell@grubbproperties.com ▪ 704.405.1638