

# Glen-Lennox



**GRUBB** PROPERTIES

Development Agreement Public Session #3:

Stormwater, Environment, Recreation

December 11, 2013

# Agenda

This presentation will provide you an overview of the following topics:

Stormwater

Stream buffers/RCD

Environmentally Sensitive Areas

Sedimentation

Solid Waste Management

Trees & Landscaping

Open and Natural Spaces

Recreation

Each public meeting addresses separate topics of interest to all stakeholders. When finalizing the development agreement, we will have to balance all of the interests of all stakeholders and view the redevelopment holistically.



# 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**

## CREATE AND MAINTAIN PUBLIC OPEN SPACE

- » Incorporate universal accessibility
- » Preserve the character of the undulating public open spaces
- » Create a public open space for community gathering
- » Utilize open space for recreational programming

## BALANCE THE NEW DEVELOPMENT WITH PRESERVATION OF THE TREES AND TREE CANOPY

- » Develop a tree life-cycle plan
- » Actively maintain the trees
- » Plant additional trees along the street network and buffer areas

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## PROVIDE LANDSCAPED BUFFERS FOR SENSITIVE NEIGHBORS

- » Create a smooth transition between the residential and mixed-use areas
- » Incorporate a green buffer that includes trees and plantings
- » Protect views from the Church of the Holy Family with landscape

## ENCOURAGE COMMUNITY SUSTAINABILITY

- » Evaluate and implement a redevelopment plan that balances people, planet and prosperity
- » Encourage eco-friendly site design, building materials and practice
- » Establish ongoing operational measures to maintain and improve environmental sustainability over time
- » Attend to water conservation, water quality, and air quality
- » Incorporate stormwater management practices
- » Promote alternate modes of transportation
- » Provide recycling
- » Include no smoking areas

# Stormwater

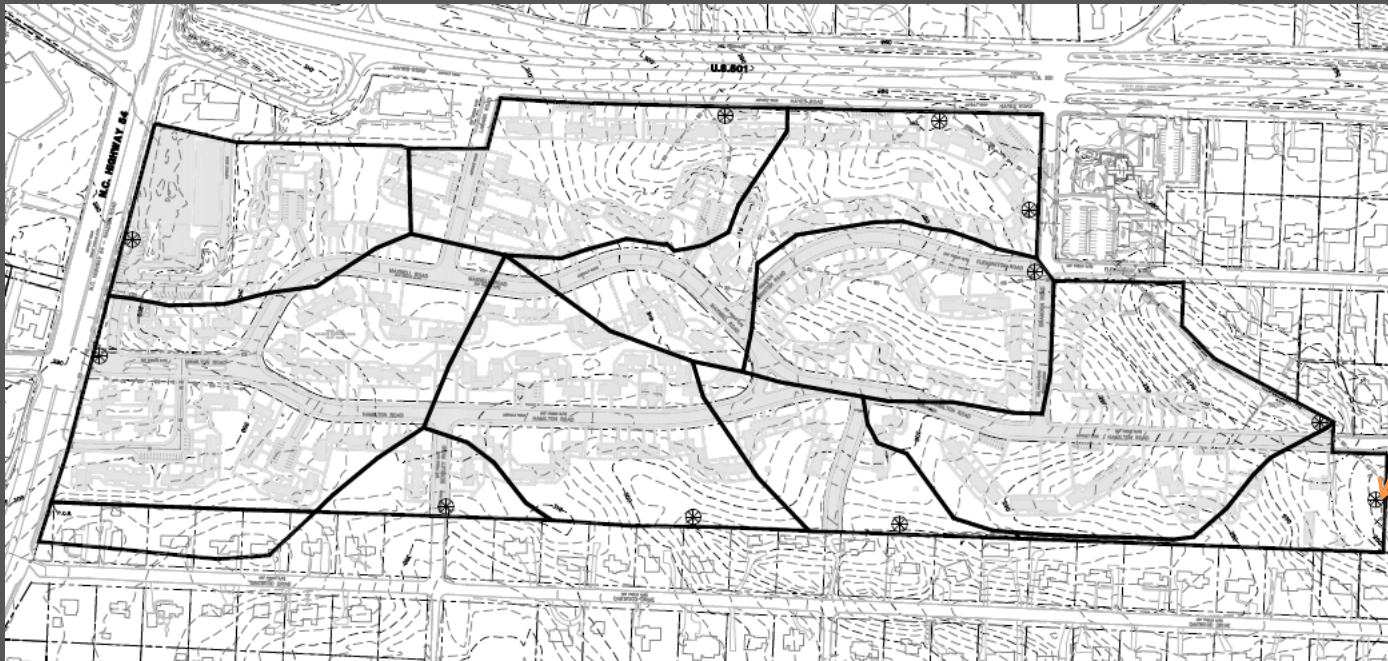
The existing stormwater infrastructure is limited to a collection and conveyance system (inlets, pipes, and outlets.) There are currently no stormwater treatment nor management facilities on the property. The facilities that will be installed as part of this project will improve water quality and will help mitigate flooding that has occurred in downstream areas.



*Storm water near Oakwood Park Tennis Court*

# Stormwater

We have hired a local civil engineer, Ballentine Associates, who has begun to study the property. They have identified the current drainage patterns which we will follow for future development.



*Existing grades and drainage patterns. Future drainage will follow a very similar pattern.*



# Stormwater

Using state of the art BMP's approved by the State Division of Water Resources, we will meet the LUMO storm water requirements at each phase of development.

Examples of stormwater BMP's could include bioretention cells/rain gardens, stormwater wetlands, permeable pavement, and rainwater harvesting.

Actual solutions and a stormwater master plan cannot be created until the development plan is finalized.

A stormwater plan will be required prior to any permits issued.



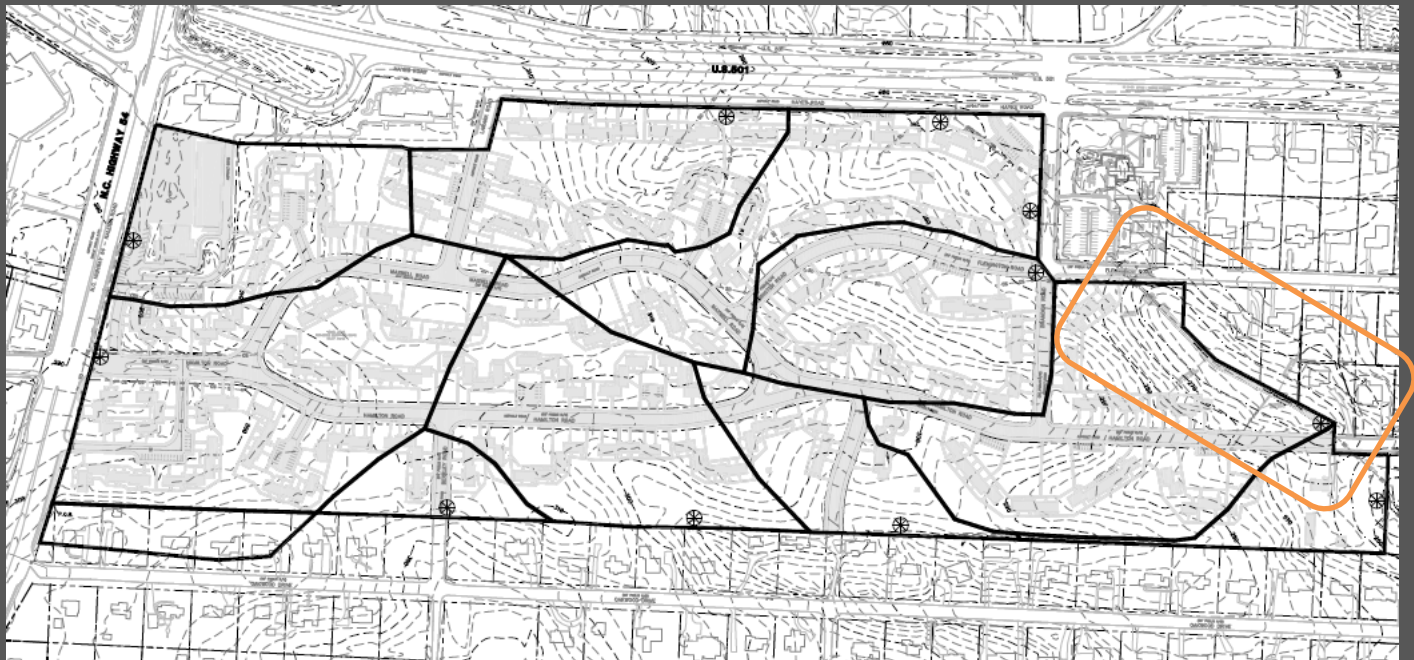
*Example of biofiltration and permeable pavers*

# Stream Buffers/RCD

One drainage feature is present at the north of the site.

An old stream determination suggested that this is a perennial stream, however a third party consultant performed an NC DWQ Stream Identification which determined the feature is an ephemeral concrete-lined stormwater conveyance. We will be approaching Chapel Hill about classifying the feature as ephemeral.

Development will be consistent with the Resource Conservation District regulations of the Town at the time of the development agreement.





# Environmentally Sensitive Areas

There appears to be no classified environmentally sensitive areas on the property.

Though maintaining landscaping, preserving open space, and enhancing the water quality and quantity treatments will be important in protecting the environment.

Grubb Properties is committed to sustainable construction and operations practices.



*Clay Grubb and Mayor of Richmond receiving National Green Building Standard Certification for Grubb's Link Apartments Manchester*

# Sedimentation

The developer is responsible for erosion and sedimentation control measures for land disturbing projects.

Construction will comply with applicable soil and erosion control regulations.



# Solid Waste Management

A solid waste management plan will be created prior to any construction.

The plan will address the solid waste management during construction and for the stabilized property.

Commercial solid waste collection facilities will be designed so they are not visible from primary streets and will be screened from adjacent properties.

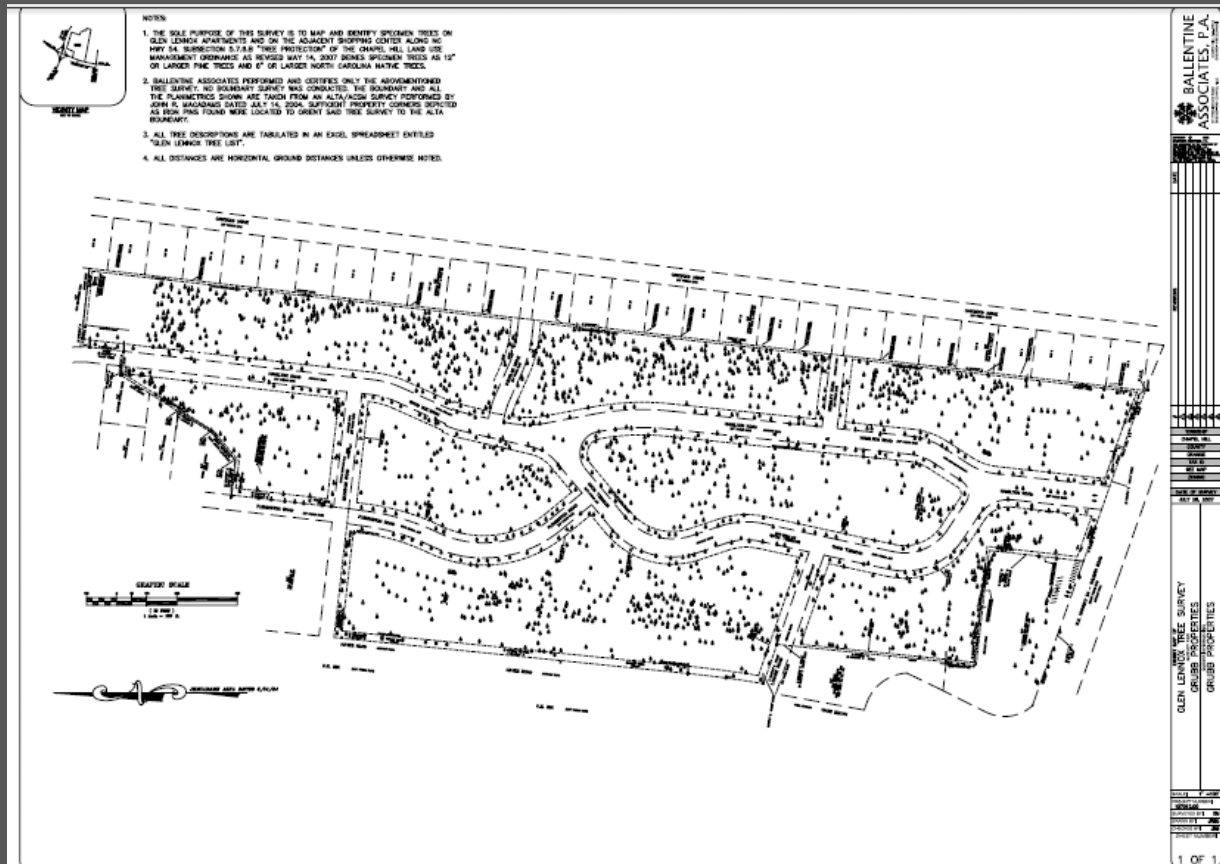




# Trees & Landscaping

We are committed to preserving trees on the property, planting new trees where existing trees have to be lost, and landscaping throughout the property.

A tree survey has been completed and we will create a tree life cycle plan to ensure that the tree canopy remains as one of the best features of the neighborhood.



# Open/Natural Spaces



## OPEN SPACE RECOMMENDATIONS

The percentage of open space will be greater than 33% of the entire site area and will include a majority of usable, functional spaces. The following six open space elements are required as part of any proposed plan:

**A Greenway:** A greenway at the eastern boundary of the site will serve to buffer new development from existing neighboring properties (see also: Setback Plan).

**B Northern Park:** An area at the northern boundary of the site will serve as a buffer to the existing stream bed and could contain public uses such as a community garden (see also: Setback Plan).

**C Brandon Road Park:** A park space of a minimum 0.33 acres will be preserved at Brandon Road.

**D Village Green:** A park shall be established that is a minimum 0.33 acres.

**E Entry Park:** A green space of a minimum of 0.5 acres shall be established at the entry off of NC54.

**F Neighborhood Park:** Dedicated public open space area of .33 acres.

In addition, it is recommended that courtyards be implemented throughout the site in order to serve the residents. They may engage the street edge on one side to vary the building line, or may also be used to preserve existing trees.

The open space has been documented in the NCD -8C Plan. The development agreement will reference this diagram and include additional text clarifying the 6 specific elements.

The commitments to specific acreage and exact location in the NCD-8C plan may have to be revised should other factors conflict. For example, specific elements may shift to an area where more trees can be preserved and/or road realignments could reduce the open space areas.

We are committed to having 33% of the overall site be open, having green entrances, and providing multiple pocket parks throughout the site.

# Recreation

Glen Lennox will become a more active community with multiple recreation opportunities. We are committed to developing 100% of the recreation space calculated per the LUMO ratios.

## Potential Recreation Spaces:

- Greenway
- Village green
- Pocket parks and courtyards
- Swimming pool
- Gym facilities
- Outdoor exercise equipment
- Outdoor game facilities
- Dog park
- Community garden







Contact Rachel Russell  
rrussell@grubbproperties.com ▪ 704.405.1638