

Harris Teeter Grocery Expansion and Fuel Center

1800 Martin Luther King Jr. Blvd
Chapel Hill, North Carolina
February 2, 2021

Statement of Compliance with Design Guidelines

The Town of Chapel Hill has developed design guidelines that serve to communicate what is expected of ‘good design’. Their purpose is ‘to assure that new designs remain in continuity with the town's existing design “successes,” and at the same time inspire exciting and creative additions to the community's blend of distinctive buildings from many eras.’ The following Statement of Compliance identifies areas where these principals are integral in the proposed plans for the Harris Teeter Grocery Expansion and Fuel Center. The bold typeface highlights wording extracted from the Town’s Design Guidelines document. The only inconsistency is encroachment into buffers/setbacks which we are requesting to modify as part of the Town’s Process.

General Guidelines

Visual Impact: New public and private projects should be visually appealing, and compatible with other development in the surrounding area.

The building façade of the grocery expansion areas will match and be homogenous with the existing architecture.

The fuel center will have many upgrades compared to a traditional fuel center including brick wrapped columns with the brick color and style matching the existing grocery store, a small kiosk with brick matching the store as well and stainless steel bollards and multi-purpose dispensers (MPD’s).

Vegetation: Landscape design concepts should preserve existing trees and incorporate native trees and shrubbery. The landscape theme should be aesthetically compatible with that of the surrounding neighborhood.

The majority of the landscape buffer along the northern property line is proposed to remain in place. Where grading is required for the grocery expansion area and fuel center, native trees and massing/clustering of new landscaping will be implemented. In addition, there is an approximate 80 foot buffer between the I-40 on-ramp and property line that contains existing vegetation and will remain in place.

As part of this application, we are requesting a small view window along the northern property line in areas where grading is required for the grocery expansion. Along MLK Blvd, areas that need to be graded for the fuel center will be landscaped with massing and clustering to provide aesthetic landscaping yet provide view windows at the main driveway.

Site Development

Preservation of Natural Drainage Patterns

- **Preserve natural drainage patterns where practical.**
- **Make sure that on-site drainage occurs only in areas designed to serve a drainage function.**
- **Design so as to prevent stormwater from flowing over sidewalks and paths.**

There is an existing stormwater management facility behind the shopping center that is located in a natural low area of the site. During design for the fuel center and grocery expansion, this stormwater pond will be evaluated and potentially modified to incorporate any added impervious area. The grading plan will be designed such that stormwater does not flow over sidewalks and pedestrian paths.

Site Design

- **Isolated pockets of existing trees should be protected, and used to enhance the site's visual impact.**

In order to accommodate construction of the new fuel center, tree removal will occur along Martin Luther King Blvd. However, in order to remain consistent with the Town of Chapel Hill's design guidelines, pockets of trees will be replanted along MLK. The new tree pockets will be planted in a strategic fashion in order to enhance the site's visual aspect and aesthetic appeal.

Internal Circulation: Streets and Driveways

- **Safety and convenience of automobile, bicycle and pedestrian movements are critical considerations.**
- **Automobiles should be able to enter a site safely and then move to parking areas. Particular attention should be paid to the location of dumpsters for trash collection. Dumpsters should be completely screened, located behind buildings, and accessible to Town service vehicles.**
- **Roads and other internal driveways should be designed to accommodate a variety of vehicles in addition to passenger cars, including delivery trucks, sanitation trucks, and emergency vehicles.**

A critical design component when developing a fuel center site plan is accommodating the fuel delivery truck. The overall site plan will be reviewed to make sure internal streets and curb radii are large enough to accommodate the fuel truck. Located within this shopping center is an internal perimeter road that will provide separation of the fuel truck from pedestrian movements. In addition, one of Harris Teeter's design guidelines is to make sure when a fuel truck is delivering fuel, is it located out of internal drive aisles to not interfere with customer circulation.

The dumpster within the fuel center will be fully screened with a brick veneer, metal doors, and a Hartford green cap to match the fuel center canopy.

Parking – Building Entrance Considerations

- **Required handicapped parking should be convenient to the main entrance to each building.**
- **Parking lot configuration and location should harmonize with site conditions – including topography, drainage patterns, and natural amenities.**

Handicap parking will be located near the main entrances to the grocery. The parking lot expansion areas will match the existing parking lot in terms of interior island continuity and drainage patterns.

Stormwater Management

- **Detention ponds for run-off and sedimentation should be located where a natural holding pond already exists.**

There is an existing stormwater management facility behind the shopping center that is located in a natural low area of the site. During design for the fuel center and grocery expansion, this stormwater pond will be evaluated and potentially modified to incorporate any added impervious area.

Utilities

- **Underground installation of all lines is encouraged.**
- **Landscaping should be planted to recognize existing or below-ground utilities. Appropriate plant materials should be selected that will not, when mature, interfere with above ground utilities, or create problems with routine underground maintenance practices.**
- **Landscaping in the vicinity of surface mounted transformers and switching boxes should allow for sufficient distance to perform routine maintenance of these facilities.**

Franchise utilities on-site (electric, telephone, communication) will be located underground. Landscape species will be selected as to not interfere with surface mounted transformers or underground utilities.

Architectural Character

Key Design Objectives

- **Buildings should be designed and located so that they provide visual interest and create enjoyable, human-scale spaces.**
- **Designs should be compatible, in form and proportion, with the neighboring area.**

The building façade of the grocery expansion areas will match and be homogenous with the existing architecture. In addition, certain elements of the proposed fuel center architecture will match the grocery store such as brick color and style.

The fuel center will be located significantly below the grade of MLK Blvd which almost completely screens its visibility from the drivers view.

Proportion and Scale

- **All elevations of a building's exterior design should be coordinated with regard to color, materials, architectural form and detailing.**

As mentioned above, the building façade of the grocery expansion areas will match and be homogenous with the existing architecture in regards to color, materials, architectural form and detailing.

The fuel center will have many upgrades compared to a traditional fuel center including brick wrapped columns with the brick color and style matching the existing grocery store, a small kiosk with brick matching the store as well and stainless steel bollards and multi-purpose dispensers (MPD's).

Exterior building materials

- **Some nonresidential recommended facing materials are as follows: stone, unglazed and unpatterned brick in soft colors, painted, stained or weathered wood siding or shingles, textured concrete, and aluminum siding in soft colors and fine textures.**
- **Color and texture for architectural finishes should be selected to provide visual unity.**

The building expansion architectural finishes will remain consistent with the existing Harris Teeter grocery store. The proposed fuel center will offer a very clean look with exterior finishes consistent with the grocery store. Brick on the columns, kiosk, and dumpster enclosure will match the brick of the grocery. The canopy and kiosk roof material will be standing seam in Hartford Green to match the grocery store.

Lighting

- **Lighting intensities should be controlled to assure that excessive light spillage and glare are not directed toward neighboring areas and motorists.**

Full cut-off lighting will be used and shielded as needed to protect against increasing lighting levels beyond property lines.

Landscape Character

Key Design Objectives

- **Landscaping should be massed or clustered – not spread out in thin, linear patterns.**

The majority of the landscape buffer along the northern property line is proposed to remain in place. Where grading is required for the grocery expansion area and fuel center, native trees and massing/clustering of new landscaping will be implemented. As part of this application, we are requesting a small view window along the northern property line in areas where grading is required for the grocery expansion.

Parking Areas

- **View from buildings into parking areas should be broken by strategic placement of planting islands within the parking area.**
- **Buffering materials should be placed in clustered units.**
- **Interior planter islands should be large enough to sustain canopy tree growth. Ends of parking aisles should contain landscaped islands at least eight feet in width. These islands delineate driveways, entrances, and exists of the parking lot.**

Interior landscape islands large enough to sustain canopy tree growth are proposed in the parking lot expansion areas associated with the grocery expansion and fuel center. At the end of each parking aisle, planter islands will be eight feet in width. The interior landscape islands will break up the sea of asphalt and view from the building and interior perimeter road.

Plants

- **Preserving Natural Vegetation.**
- **Vegetation on sloping sites plays a critical role in maintaining aesthetic quality and in minimizing erosion and downstream flooding.**
- **During a development's construction phase, preservation of existing trees requires protection by physical barriers, plus adequate supervision during site construction activities.**
- **New plant material should complement existing site vegetation and be consistent in character with natural site features, particularly where excessive slopes exists.**
- **Trees and shrub plantings should be grouped together to create strong accent points.**

All existing vegetation and buffering is proposed to remain in place with the exception of areas that are needed for grading of slopes. These slopes will be no steeper than 3:1 to allow for proper stabilization to occur. Trees and shrubs will be replanted and will be planted together to provide a massing/clustering look. New plant material will complement existing vegetation within the overall shopping center. Finally, during construction, all buffers to remain in place will have tree protection in place.