



Glen Lennox Modification Request

7.9.2021

Context and Request



Background to the DA

- In 2014 the Chapel Hill Town Council set forth a Development Agreement for Glen Lennox as a framework of the principles which will govern the land use, public infrastructure and amenities.
- As Grubb Properties proceeds to commence with the next phase of development we are requesting a modification to the allowable development height.
- This shift will provide the ability to more graciously buffer the density from the Oakwood Community and establish a network of open green spaces.

We are community builders

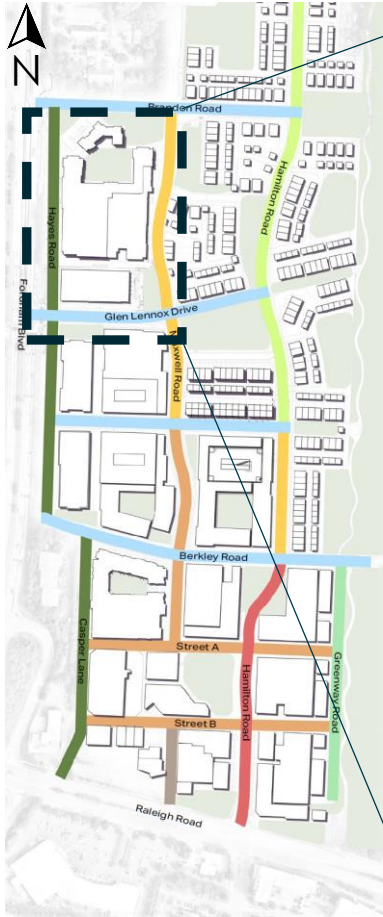
Setting out to build a neighbourhood that is nostalgic yet forward-thinking



- We believe design focused on a vibrant outdoor gathering space will allow us to embrace and emphasize what makes us special:
 - The natural beauty of North Carolina's woodlands;
 - The walkable and bikeable proximity to Chapel Hill's Downtown and UNC; and
 - The shared heritage of a collegial and aspiring atmosphere.



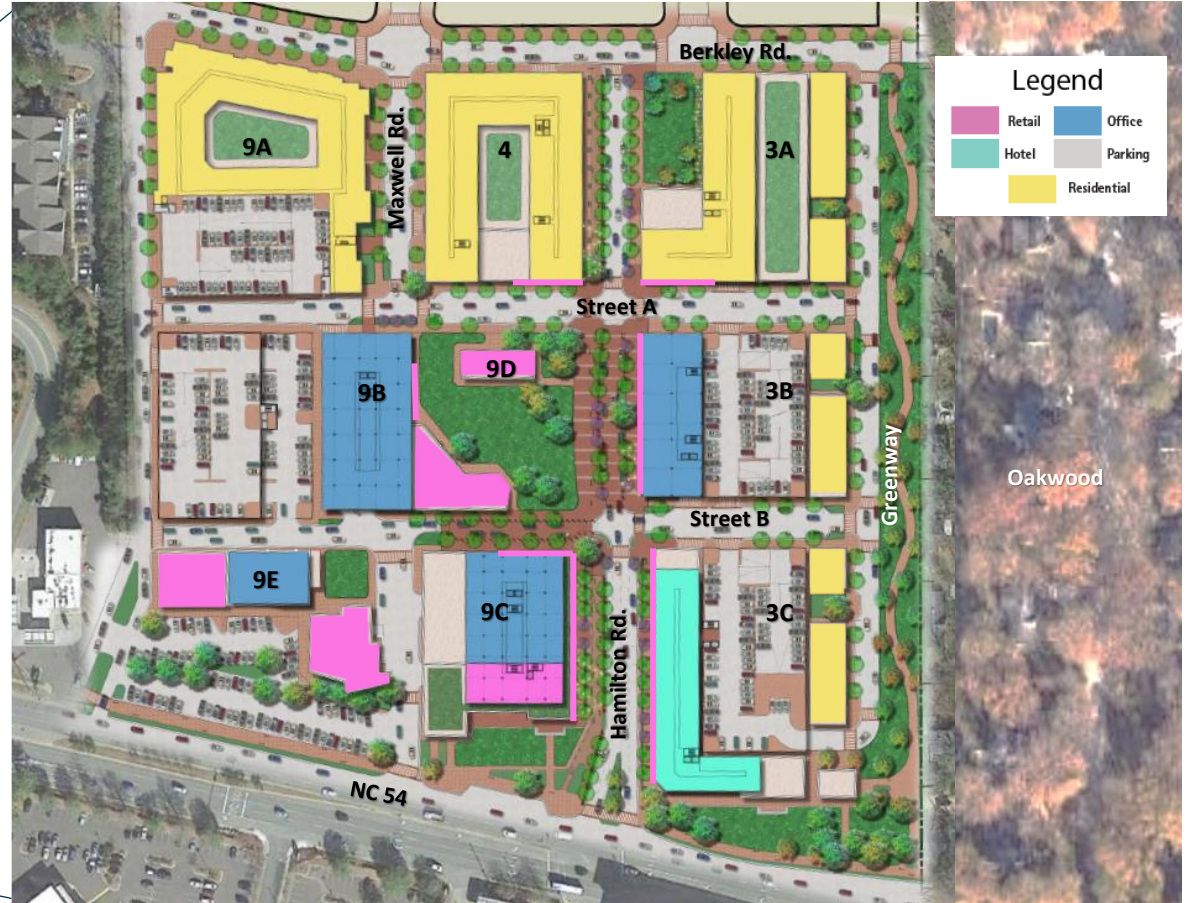
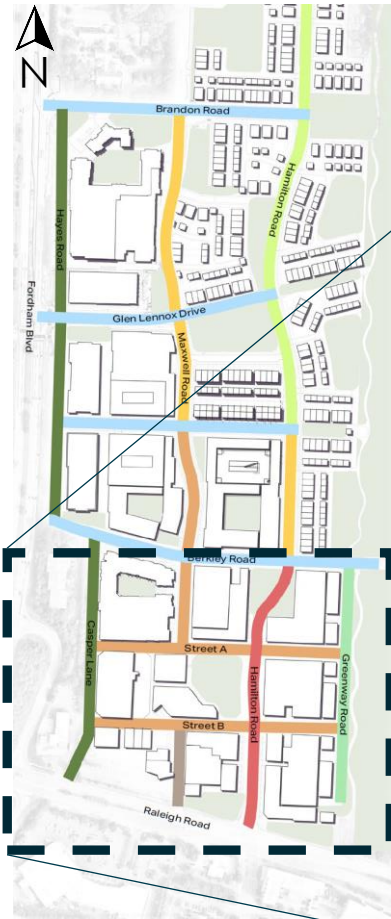
Glen Lennox – Master Plan Phase 1



Care of Place

The first phase of Glen Lennox delivered over the last year including 215 units of residential, 110,000 sf of office and a 3,000 sf café slated to open in Q3. These buildings are reflective of the quality Grubb brings to every community.

Glen Lennox – Master Plan Phase 1



Legend	
 Retail	 Office
 Hotel	 Parking
 Residential	

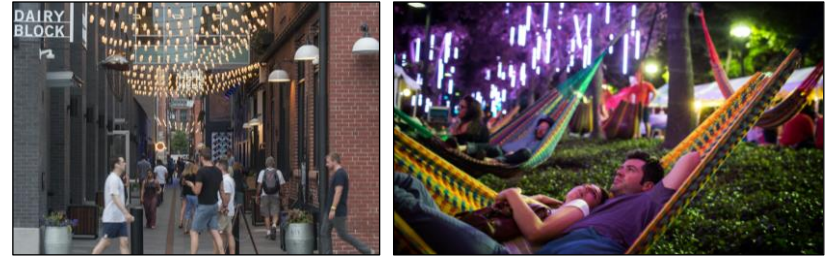
**This plan is representative and subject to change*

Development Agreement: Guiding Principals



Principle	Action: Modification Request
Transition and Vary Density & Heights	Shifted density to the west to provide a gentle transition between GL and Oakwood. Request to increase height limits on Blocks 9B, 4 and 3C.
Principle	Matured Design Intention
Preserve the Street Network	Shifted the street grid within the commercial core in order to enhance pedestrian and bicyclist safety.
Create and Maintain Public Open Space	Progressed open space plans with 2.6 acres of park space south of Lanark Rd.
Create an Effective Transportation Strategy	Connected bike paths throughout the site.
Encourage Community Sustainability	Reviewed stormwater management alternatives – permeable pavers on Hamilton.
Ongoing Principles	
<i>Balance Development with Tree Preservation</i>	<i>Value the History of the Neighborhood</i>
<i>Provide Landscaped Buffers for Sensitive Neighbors</i>	<i>Preserve the Church of the Holy Family's Visibility & Accessibility</i>
<i>Keep a Portion of the Buildings</i>	<i>Encourage and Support Community Diversity</i>

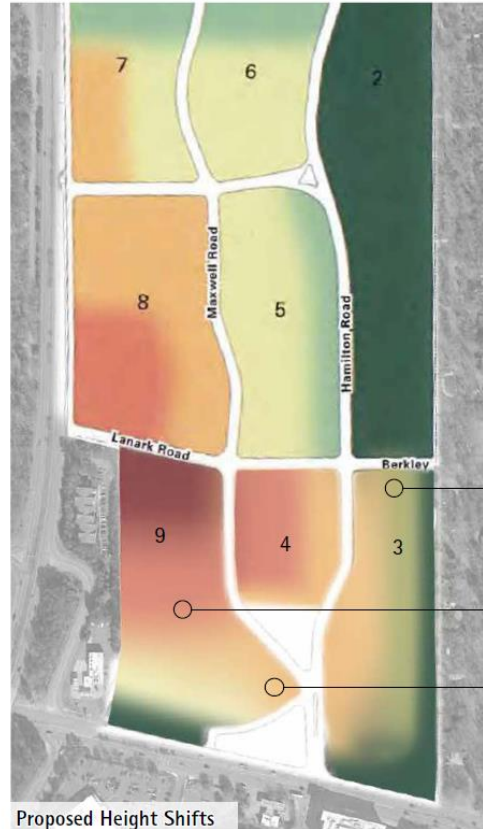
Inspirational Imagery



Modification Request: Height



Modification Request – Height Limit Shifts: DA Plan



Maximum Allowable Height

- 2 Stories
- 3 Stories
- 4 Stories
- 5 Stories
- 6 Stories
- 8 Stories

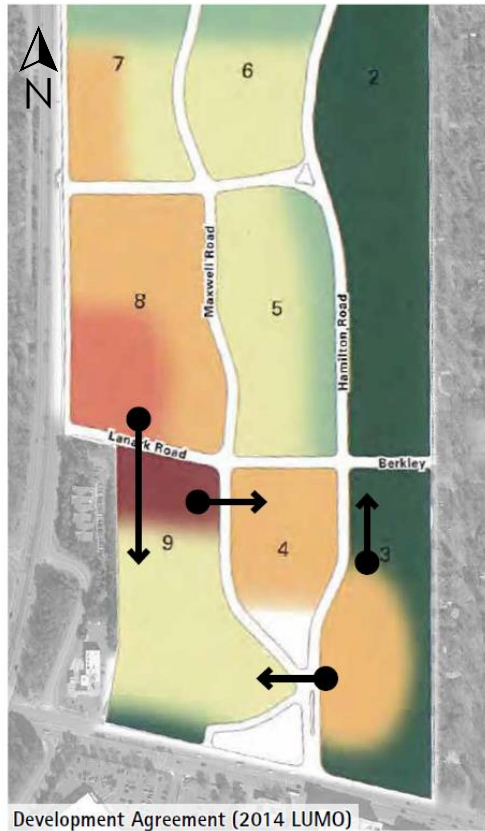
Step down to 3 story building height. Maintain green buffer edge at existing residential.

Similar to the North side of Lanark Road, introduce a smooth height transition from Lanark to Raleigh. Maintain green buffer edge on Raleigh Road.

Shift height to project core, further away from existing residential.

Height Modification Request		
Block	Stories	
	Added	Total
4	+1	6
3A	+3	5
9B	+2	6
9C	+1	5
East side of 3 blocks	+1	3

Modification Request – Height Limit Shifts: Current Plan



Maximum Allowable Height

- 2 Stories
- 3 Stories
- 4 Stories
- 5 Stories
- 6 Stories
- 8 Stories

Step down to 3 story building height. Maintain green buffer edge at existing residential.

Similar to the North side of Lanark Road, introduce a smooth height transition from Lanark to Raleigh. Maintain green buffer edge on Raleigh Road.

Shift height to project core, further away from existing residential.

Height Modification Request		
Block	Stories	
	Added	Total
4	+1	6
3A	+3	5
9B	+2	6
9C	+1	5
East side of 3 blocks	+1	3

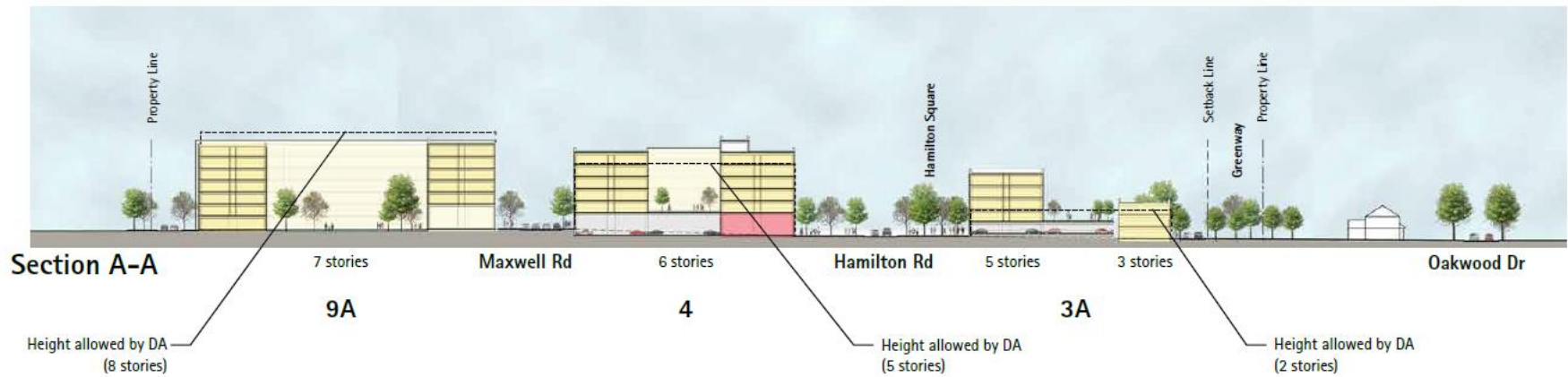
DA with Master Plan Overlay



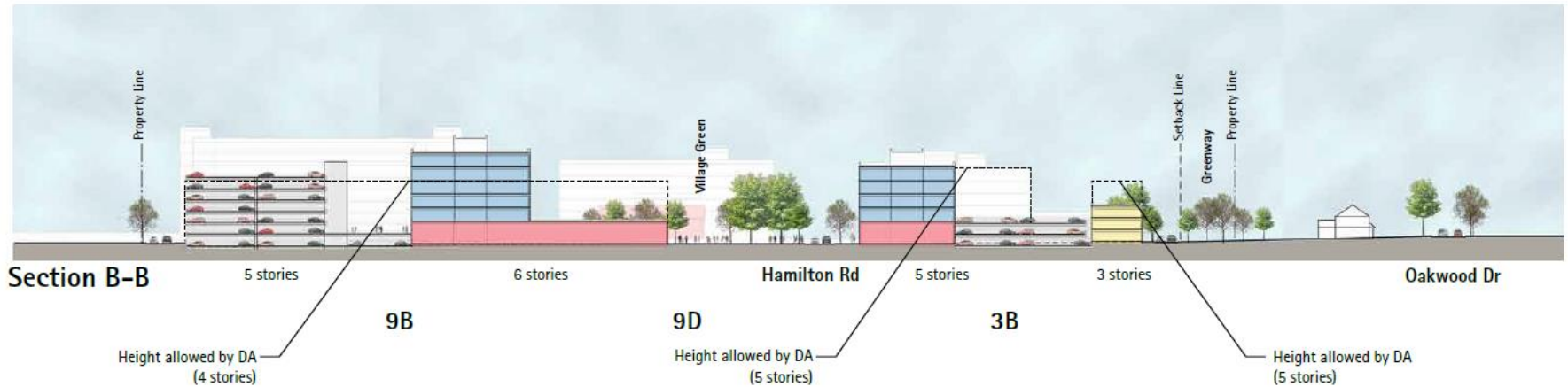
Revised Height with Master Plan Overlay



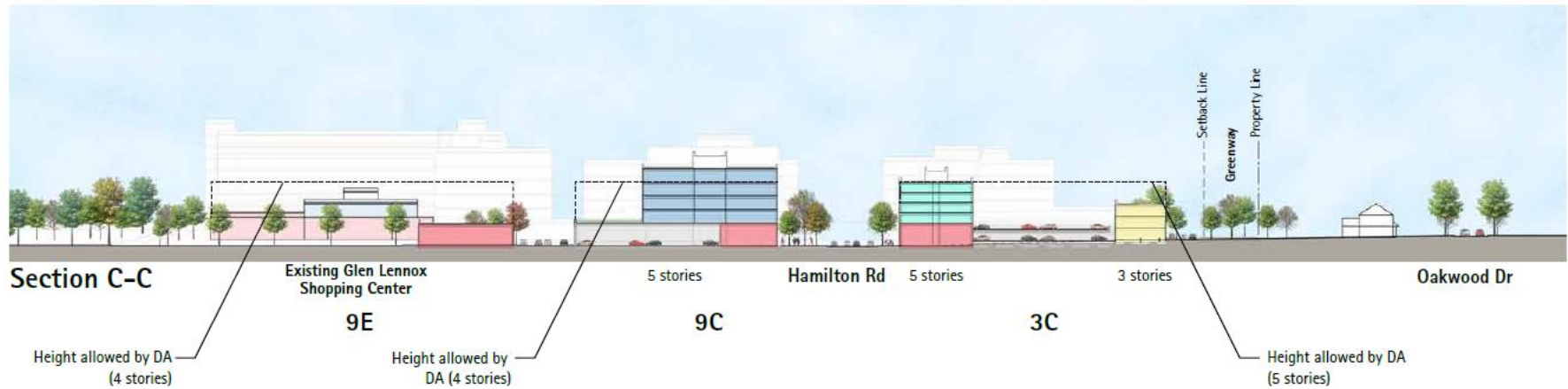
Modification Request – Section A-A



Modification Request – Section B-B



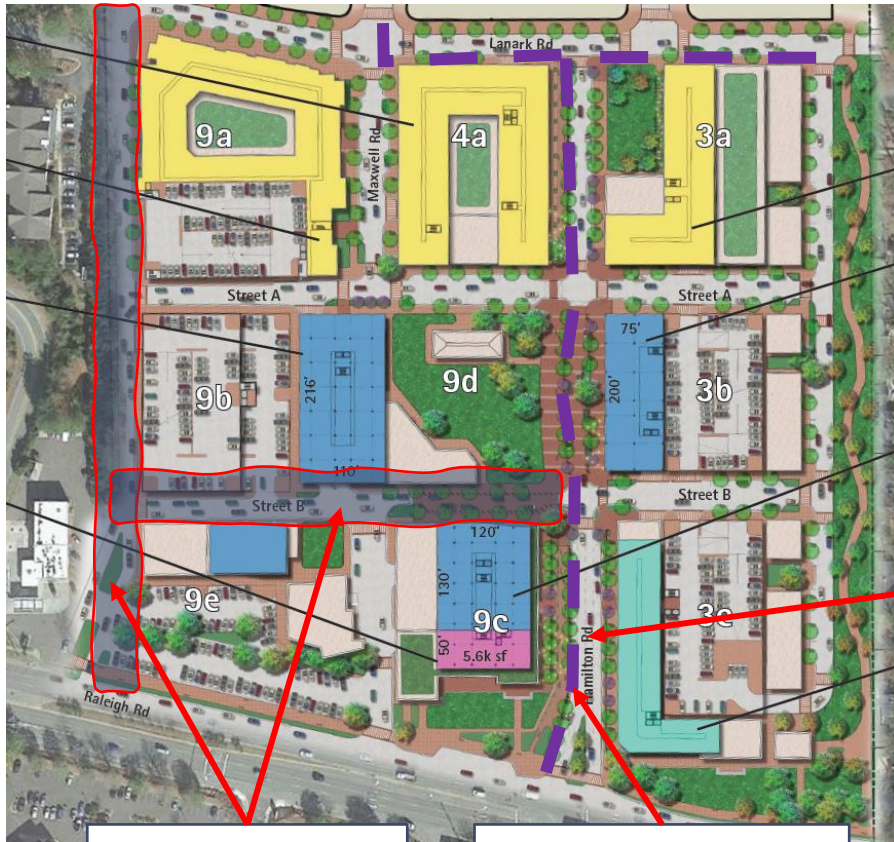
Modification Request – Section C-C



Update:
Matured Design Intention



Street Network

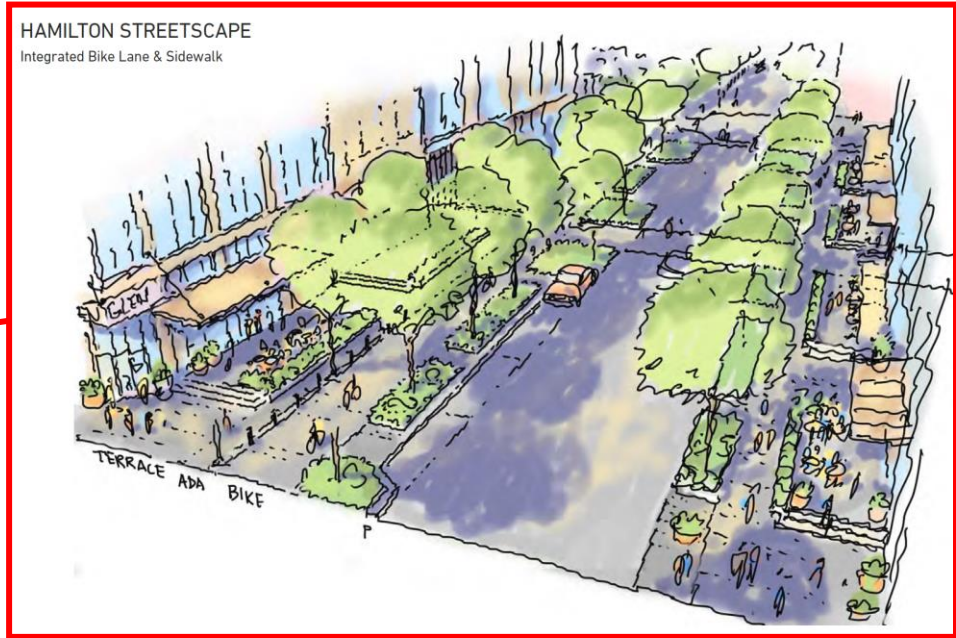


Enhanced Grid

Protected Bike Lanes

Establishing Enhanced Safety

The revised street network allows for alternate vehicular circulation routes to enhance safety and ease friction for pedestrians, bicyclists and park-visitors. On-street parking, protected bike lanes and landscaping will assist in traffic calming on the main north/south corridors.



Public Open Space Planning



Creating Vibrant and Nourishing Open Space

The revised open space plan adopts the best thinking about public park design. Park-visitors are protected from higher speed traffic and have diversity of options – from the active, event driven café-centric park on 9d to the passive, serene reading space in 3a. The intention is to create spaces that drive value and ultimately pride of place.



Reference – Local Retail Anchored Public Space Sizes			
Southern Village	Weaver St. – Carrboro	University Place	Meadowmont
0.76 acres	0.44 acres	0.27 acres	0.39 acres

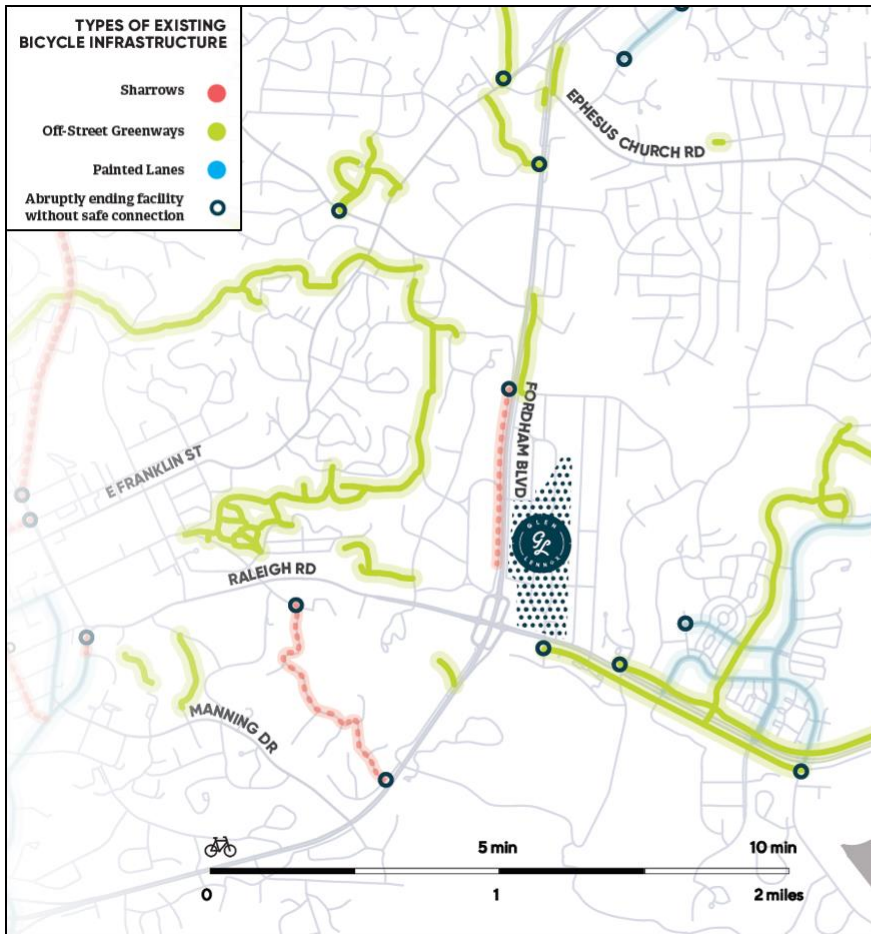
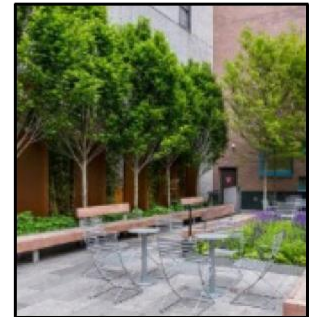
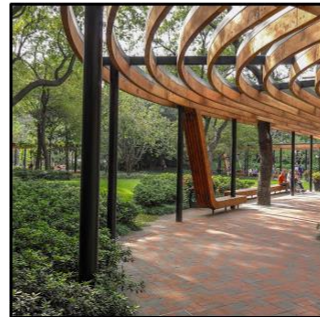


Greenway & Transitions



Establishing the Essence

The updated plan shifts commercial density to the west of the plan to allow for a more graceful transition between Glen Lennox and Oakwood. The Chapel Hill Greenway Trail will be extended from Meadowmont to Glen Lennox and the new trail will act as a buffer and community amenity.



Modification Request



Modification Request – Height Limit Shifts



* this rendering is for marketing purposes only

Height Modification Request		
Block	Stories	
	Added	Total
4	+1	6
3A	+3	5
9B	+2	6
9C	+1	5
East side of 3 blocks	+1	3



Q&A – Thank You