



Glen Lennox
Public Information Meeting

9.02.2021

Context and Request



Background to the DA

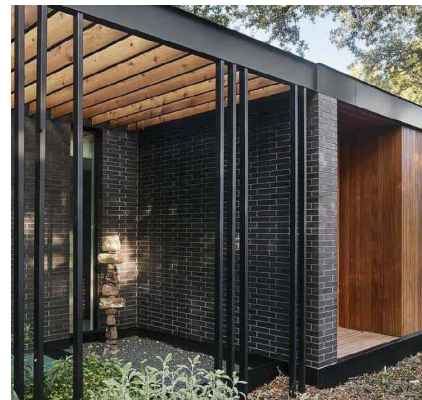
- In 2014 the Chapel Hill Town Council set forth a Development Agreement for Glen Lennox as a framework of the principles governing the land use, public infrastructure and amenities.
- As Grubb Properties proceeds toward the next phase of development, we are requesting a modification to the allowable development height in order to achieve a successful mixed-use core envisioned by the Development Agreement.
- The requested shift is intended to promote balance over the mixed-use district, with a specific focus on respecting the downward transition of density toward the eastern edge with the Oakwood Community with an established network of open green spaces.

We are community builders

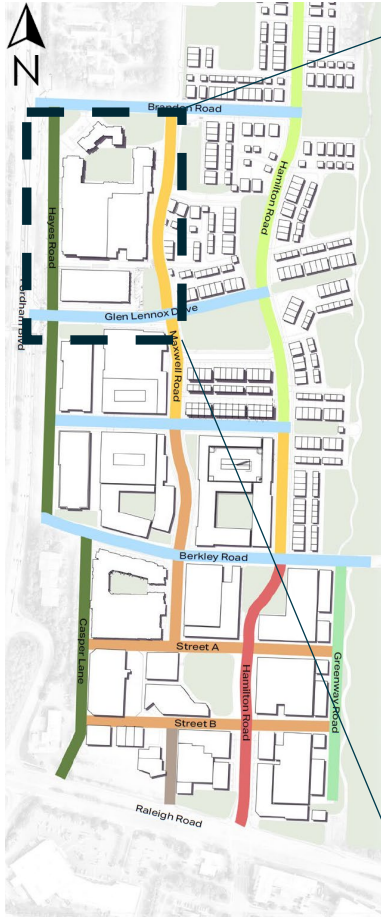
Setting out to build a neighbourhood that is nostalgic yet forward-thinking



- We believe design focused on a vibrant outdoor gathering space will allow us to embrace and emphasize what makes Glen Lennox:
 - The natural beauty of Glen Lennox and the surrounding Chapel Hill community;
 - A walkable and bikeable community linking eastward past Meadowmont and westward to Chapel Hill's Downtown and UNC; and
 - The shared heritage of a collegial and aspiring atmosphere.



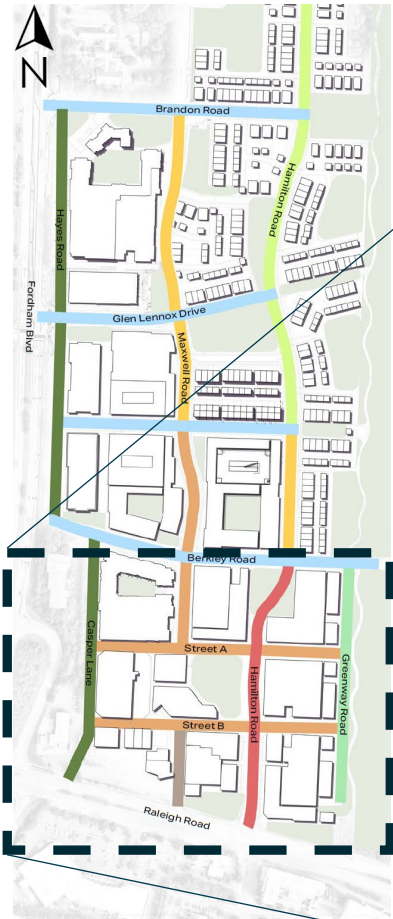
Glen Lennox – Master Plan Phase 1



Care of Place

The first phase of Glen Lennox delivered over the last year including 215 units of residential, 109,000 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 2



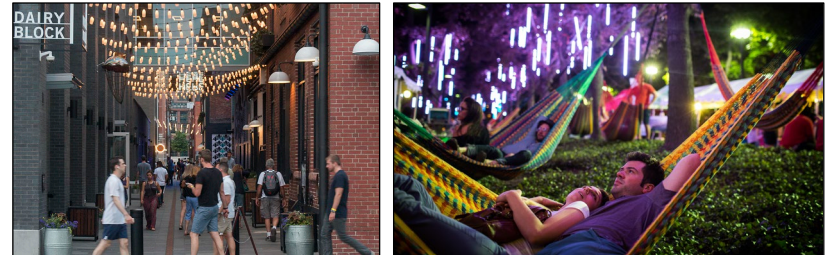
**This plan is representative and subject to change*

Development Agreement: Guiding Principals



Principle	Action: Modification Request
Transition and Vary Density & Heights	Shifted density west to maintain and respect a gentle transition between GL and Oakwood. Request to increase height limits on Blocks 9B, 9C, 4 and 3A.
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 and pedestrian paths throughout the site. Shared parking facilities within the mixed-use core.
Encourage Community Sustainability	Reviewed stormwater management alternatives – underground detention, permeable pavement.
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>

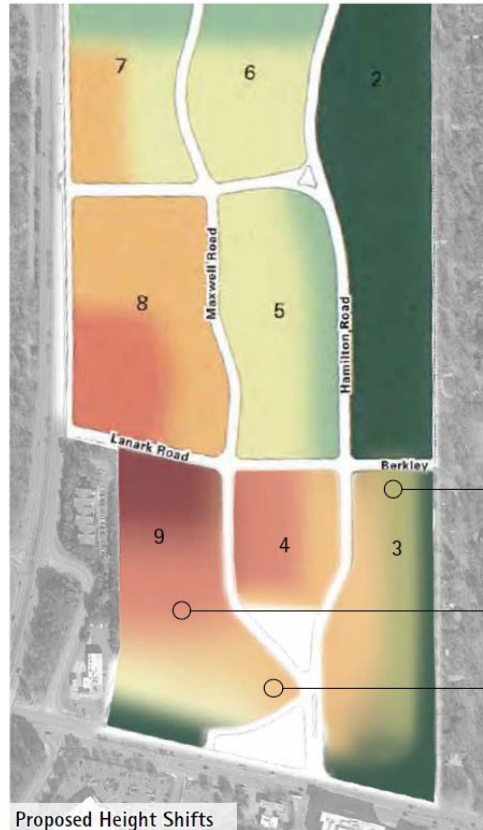
Inspirational Imagery



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

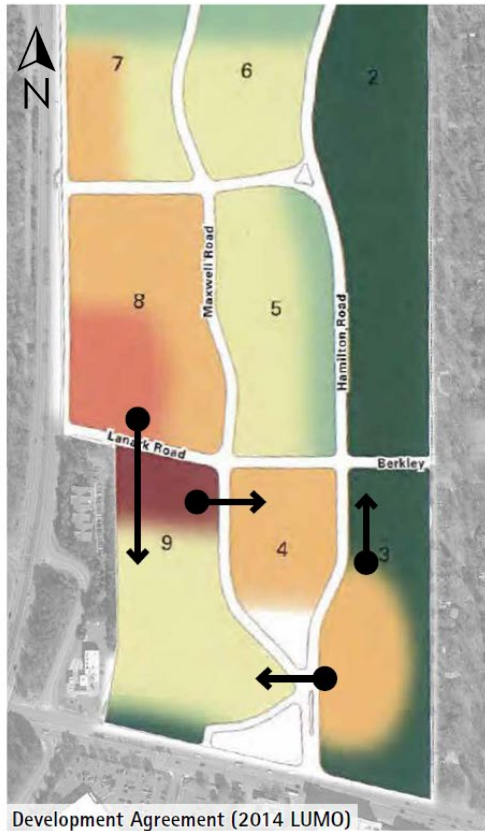
Step down to 3 story building height. Maintain green buffer edge at existing residential.

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.

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East side of 3 blocks	+1	3

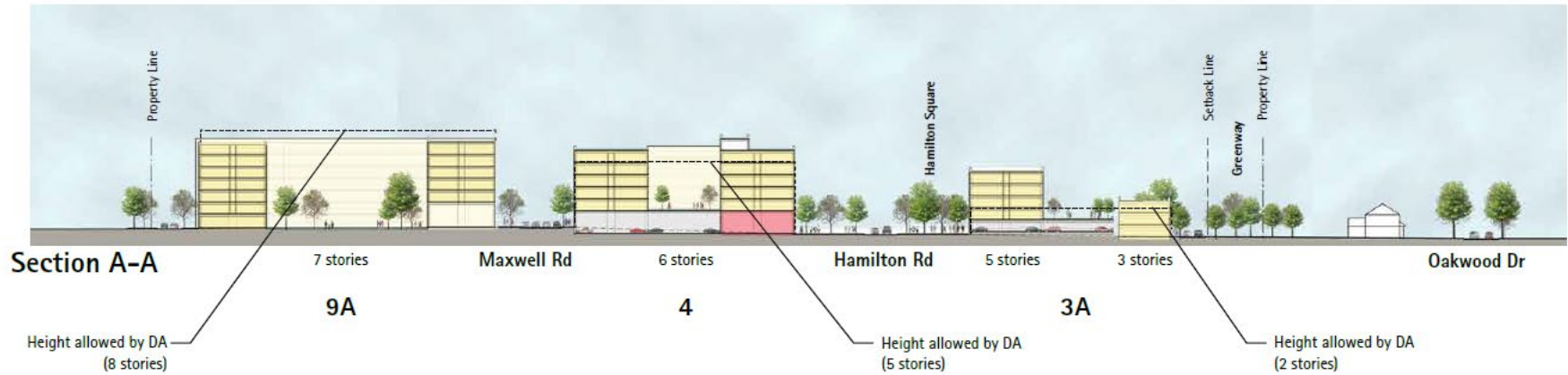
DA with Master Plan Overlay



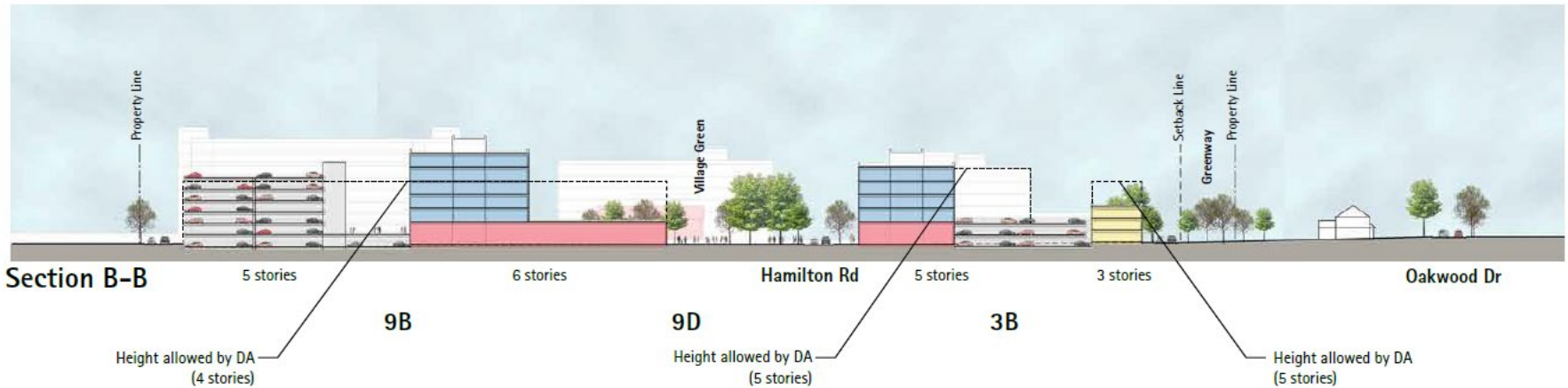
Revised Height with Master Plan Overlay



Modification Request – Section A-A



Modification Request – Section B-B



Modification Request – Section C-C



Update:
Matured Design Intention

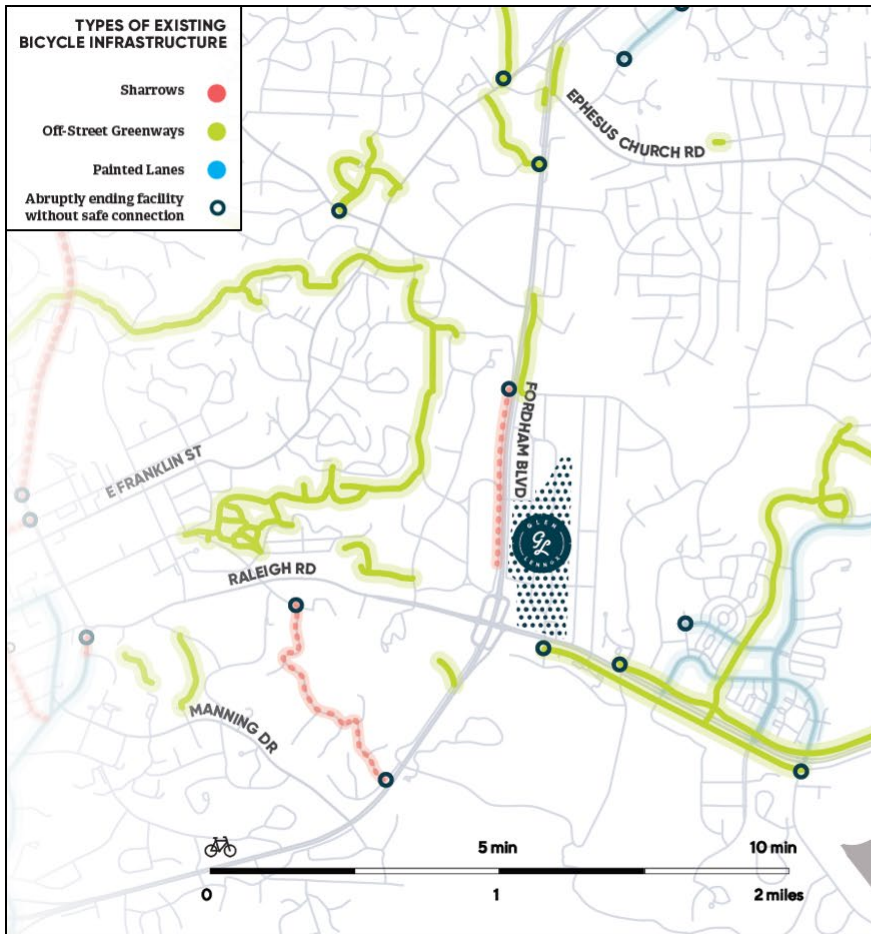
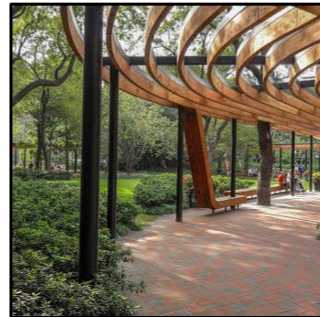


Greenway & Transitions



Establishing the Essence

The updated plan shifts commercial density to the west to respect and maintain a graceful transition between Glen Lennox and Oakwood. The Chapel Hill Greenway Trail will be extended from Meadowmont to Glen Lennox, and this new trail will act as a buffer and community amenity while keeping the required setback for the eastern edge of the property.



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