

September 23, 2022

Town of Chapel Hill
Community Design Commission
405 Martin Luther King Jr. Boulevard
Chapel Hill, North Carolina 27514

**RE: Starpoint Refuel Center
Response to 1st Concept Plan Review Comments
RFM21002**

The following are the response comments for the above-mentioned project. Our response comments are in **bold**.

COMMUNITY DESIGN COMMISSION

1. The Commission voiced strong concern over the proposed 15' tall retaining wall and how it would be designed and constructed.

McAdams Response: We understand this concern. In this project's quest to improve the site's compliance with the ordinance it faces many challenges such as topography and existing easements. The existing driveway from Smith Level Road is about a 20% slope, but this project will reduce this down to an 8% slope for safe circulation on the site. To do this, a retaining wall will be necessary. Plantings are proposed to soften the appearance of this wall as shown on the Landscaping Plan.

2. Commissioners were generally supportive of the site re-use. However, this is a Gateway location for the Town of Chapel Hill and the images of proposed buildings that were shared were uninspiring and Members recommended that the architectural quality improve and recommended that the proposed project use materials that reflect a Chapel Hill Aesthetic.

McAdams Response: Understood. Redesign of this site will be a vast improvement to what exists on the site today with the updated building, new plantings, etc. The design team will continue to work on the architectural design to reflect Chapel Hill's aesthetic.

Consideration of this response is greatly appreciated. If you should have any questions or require additional information, please do not hesitate to contact me at 919. 361. 5000.

Sincerely,

MCADAMS

Jessie Hardesty
Planner II, Planning + Design

JH/bc