

September 22, 2022

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

**RE: Barbee Chapel Apartments
Response to 1st Concept Plan Review Comments
TLA22001**

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

COMMUNITY DESIGN COMMISSION

1. The commission voiced concern over the lack of connection between buildings 1 & 3 and recommended that a central, focused greenspace would help.
McAdams Response: The layout has been revised and now includes multiple green spaces along the 'main street' through the development, including a centrally located main amenity space.
2. Locating the six-story building along the main road was supported by one member but not by others who believed it was out of character with the surrounding properties.
McAdams Response: Understood. Buildings along Barbee Chapel Rd and adjacent to the commercial parcels to the north will be 5 stories. Transitioning into the site will be 3-story townhomes.
3. A north/south building orientation was encouraged in order to create better use of natural light.
McAdams Response: The layout has been revised and most buildings on site are now oriented north/south.
4. The Playground was noted as seeming like an afterthought in that its location makes it like an appendage and not an integral part of the project.
McAdams Response: Amenity spaces have been shifted around to be central to the development and located along the 'main street' running through the center of the site. Now, amenity spaces serve as more central gathering areas for residents instead of being located at the outskirts of the development.
5. The decision to provide parking at grade and forego structured or parking within the units will result in a dramatic increase in hard surface and runoff. More importantly it will be similar to the Finley Forest project across the street which because of the on- street parking results in a negative impression. Rather, Barbee Chapel

should look to “The Morgan” which is a gracious project with a good amount of green space and parks few cars at grade.

McAdams Response: Tabletop parking is now proposed on the northern end of the site to reduce the amount of surface parking.

6. Some questions the amount if impervious on the site and that it seemed too much density was proposed for the site/location.

McAdams Response: Multifamily developments in Chapel Hill allow for a maximum of 70% impervious surface, which this development will comply with. The future land use map designates this area as Sub Area A in the 54 Corridor Focus Area which calls for multifamily residential. To address both the Town’s desire for multifamily in this area, control density, and provide a mix of housing types, we have introduced townhomes with this proposal. There are 344 multifamily units and 24 townhomes units proposed.

7. The applicant should provide a meaningful pedestrian connection to NC 54 and increase the amount of space (Buffer) between the project and adjacent gas station.

McAdams Response: The project proposed a multiuse path along Barbee Chapel Road that can eventually connect into the path along NC 54.

8. Concern was voiced over the buffering required between the proposed development and the adjacent gas station.

McAdams Response: There is an existing buffer on the adjacent property to the north which will be supplemented by an additional 10 feet of buffer on our project. The tabletop parking will also provide additional separation between the commercial uses and residential units.

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