



Blue Hill Form District Permit

4.14.2023

Narrative

Project Name:

The Park at Chapel Hill Apartments - Phase 2

Elliott Road at Bennett Way

Current state of the property:

The current property is a triangular-shaped cleared site across Bennett Way from The Hartley, which is the Park Phase 1A project. There are 3 transformers on this property that service The Hartley apartments and will be enclosed into a transformer court as a part of this project.

Proposed Project:

The applicant proposes to construct a 5 story wood frame apartment building over 2 story concrete podium with 382 space precast concrete parking deck. The building will screen the parking deck from public view on 2 of the 3 sides and will have architectural treatments on the exposed side. The building will be comprised of 260 total units with a mix of 1 br, 2 br and 3 br apartments. The property will also incorporate a leasing/management office, clubhouse, fitness facility, elevated pool deck and courtyards and outdoor recreation/amenity areas. It will also incorporate a business center function within the WX-7 zoning as required.

a. Exterior Construction Materials

Brick.

The primary material for the exterior of the building will be brick. The brick will have running bond in modular size in the main body of the brick. (See item b. below for more notes regarding brick.)

Fiber Cement Panels and Trim

The secondary exterior building material will be fiber cement panels. Commonly referred to as "Hardie" plank, this cementitious siding has been proven to last. This material will be field painted and will utilize a "reveal" trim system which provides clean lines between panels.

Wood Composite Siding

The tertiary exterior building material will be wood composite siding applied in a vertical manner. The type of siding adds a visual warmth to the building and has been proven to last. This material will be prefinished and will utilize a trim system which provides clean lines between panels.

b. Architectural Detailing

Brick: There will be brick rowlocks and soldier courses at windows, doors and areas where the brick transitions to siding or another material.

Cornices: Cornices and areas where the building meets the sky will be fabricated of wood composite siding over sheathing and wood framing.

c. Fenestrations:

Windows:

Windows in the apartment units are traditional single hung 1 over 1 sashes. The windows are vertical in shape and proportion, as indicated and shown on the building elevations. There are also aluminum storefront clear low-e fixed glass windows at the leasing offices, amenity/fitness areas, commercial spaces & garage openings in designated locations.

Doors:

Balcony Exterior Doors in the apartment units are "French" door double units which swing out. They are a mixture of 1 door fixed/1 operable or 1 door operable and multiple side lites, depending on the unit. These doors are full glass and vertical in proportion.

Building Entrance doors are typically 3' wide and 8' high. These doors are aluminum storefront units with full glass.

d. Accessory Fixtures and Other Features:

Steps / Walk outs from units: The steps and walk out to sidewalks from individual apartments will be concrete and delineated by a low brick wall.

Pavement will vary between concrete and brick or stone pavers.

Light Fixtures- To be determined

e. Elevations and Dimensions:

See building elevation drawings

f. Interior Floor Plan

The interior layout of the units and communal areas are still in development. The floor plans show the extents of each unit plan and locations of amenity, leasing, and commercial spaces. Stair and elevator locations are also indicated.

The garage parking layout is indicated, including the use of compact parking ('C') to meet the parking counts needed for the project.