

# **Tarheel Lodging Redevelopment**

(Town Project #18-054)

## **Developer's Written Narrative**

July 20, 2018

Revised June 15, 2023

The TRU Hotel and Phase-I improvements were completed in 2022. The Developer now intends to begin construction of Phase-II which initially includes the construction of a multi-family housing (283+/- unit) and the development of two parking structures in building 3-5. A 3-story office building (Building 2) and parking deck would be proposed as part of the 2<sup>nd</sup> stage of Phase-II.

The site is characterized by an extraordinarily awkward parcel configuration and severe topographic challenges. Specifically, the opportunity to create smaller block sizes and a meaningful street pattern is constrained by severe slopes along the Europa Center boundary, existing driveway alignment alongside Jiffy Lube and Novus Lane connection points that are acceptable to the Town and NCDOT.

These attributes offer many opportunities to further the goals and objectives of the Blue Hill District while at the same time imposing severe limitations on acceptable layout and design. The site plan proposed, is the product of extended analysis of multiple options by the Developer, Town Staff, NCDOT and Town of Chapel Hill Fire Department. The alignment of the new streets dictates the forms presented that in turn precipitates the need for requests of several minor Design Alternatives.

The street network maximizes functional connectivity that will occur with the Phase-II development rather than future stubs that may or may not materialize for many years to come. Pedestrian connectivity follows normal street patterns and links the open space area along the northern façade of the Europa Center drive. Connections along the proposed tree lined streets provides ease of access to destination points on adjacent properties via outdoor amenity spaces while limiting conflicts with service areas.

Outdoor Amenity Space Areas have been strategically located along these pedestrian routes. They are designed to provide for a diversity of uses ranging from (1) passive seating areas, (2) do park, (3) active and passive forecourts for residences and (4) active patio spaces for casual outdoor gathering by transient visitors. These spaces are distributed uniformly throughout the proposed development to enhance accessibility and to compliment the adjacent Trilogy Outdoor Amenity Spaces.

A revised Certificate of Appropriateness was approved by the Community Design Commission at their meeting on November 17, 2022 for modifications to the building elevations and site plan for buildings 3-5 in the Phase 2 multifamily portion of the project. This Certificate of Appropriateness included approval for the following additional Design Alternatives:

1. Reduce the minimum tree planting zone width to 7 ft along Street A, where located within 75 ft of the intersection with Novus Ln.
2. Exempt Building 3 along Street A from the upper floor step back typically required above the 2<sup>nd</sup> or 3<sup>rd</sup> story.
3. Exempt Building 5 along Novus Ln from the upper floor step back typically required above

the 2<sup>nd</sup> or 3<sup>rd</sup> story.

4. Adjust the minimum and maximum requirements for residential ground floor elevation, allowing less than the minimum and greater than the maximum elevation in various locations as indicated in the plans.
5. Increase the maximum entrance spacing to 115 ft along Street A for Building 3.

**End**