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**ATTACHMENT 1**

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MEMORANDUM

August 15, 2006

To: Judy Johnson

From: Jim Baker

Re: Reply to Castalia Questions

Thank you for your email. I have listed each question and a reply below. Please let me know if you need any additional information or clarification. Thank you for your work on behalf of Castalia.

*Rental vs. Payment-in-lieu: what does the applicant want?*

The applicant would prefer payment-in-lieu as long as the payment is consistent with the intent of providing two affordable housing units elsewhere in Chapel Hill. Michael Rosenberg has been talking in detail with Robert Dowling and it is my understanding they have reached agreement on a dollar amount for a payment-in-lieu.

*Will it be LEED certified?*

The LEED (Leadership in Energy and Environmental Design) Green Building Rating System<sup>®</sup> is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. United States Green Building Committee's (USGBC) members, representing every sector of the building industry, developed and continue to refine LEED. LEED standards include new construction, but these are constantly changing as they are constantly refined.

LEED provides a complete framework for assessing building performance and meeting sustainability goals. LEED emphasizes state of the art strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

LEED Certification covers multiple aspects of the project. We specifically retained Jenkins Peer Associates as architects due to their leadership position in having more LEED certified architects and having specific design expertise for this. It is our intent to have as much of the building comply with LEED standards as possible. At this time we have not initiated the design of many of the LEED components because we do not have

Special Use Permit approval. If approved, our direction to Jenkins Peer Associates is to pursue LEED compliance in as many areas as practically possible.

*What is the point of a "signature architecture" building when all the renderings indicate you can't see the building?*

The MLUP calls for signature architecture, which has been accomplished by having the building bend with the topography of the site. The angular corners and third floor balconies add to the strong features that is anything like the typical box design seen elsewhere. The developer of Meadowmont has provided their approval to the Council of this design as meeting their intent of signature architecture.

In further reply, signature architecture is not limited to a view from a distance. Signature architecture is apparent closer to the building such as in between the landscaping buffers and the building itself. Signature architecture also flows throughout the entire project from the entrance lobby areas to the atrium to the balconies. It includes the finishes and special touches ranging from the light fixtures to the trim. This project has carried the signature intent throughout its complete design.

Architecture is subjective and Castalia fully understands any signature efforts will create both proponents and detractors. However, as with art or other cultural significant projects, it is this effort that completes the intent of the master plan for the Meadowmont community.

*Will the applicant agree to plant larger trees?*

We have agreed to the stipulations that ask for larger trees to be planted as designated or shown on the site plan.

*Need accurate representation of the view from the 3<sup>rd</sup> floor of the adjacent town homes of the site.*

We are not sure what is requested here or what can be done to address this. We provided pictures from the third floor of the town homes of the balloons floated at the height of the Castalia project. We have provided specific site reference drawings showing the sight lines from the adjacent town homes. Both are accurate dimensionally. If you can inform us of what specific objection exists to the materials provided maybe we can respond better?

*How much of the parking lot will be seen? Time lapse landscape?*

We are not sure from what point this question is meant to be addressed. From the sidewalk along W. Barbee Chapel Rd, based on the sight lines and the landscaping to be planted, no parking lot or cars would be visible except at the top of the hill and when

passing the main entrance. At these points only a brief portion of the parking lot would be visible.

Based on our experience, the trees will grow and leaf to meet each other within 5 to 7 years creating a full screen by their foliage. The underlayment of bushes on top of the berms will shield the view when planted. These should also grow to double their size in 3 to 5 years.

Please let me know if you want more detail or if there is another vantage point you want this addressed?

*Where would the applicant include pervious pavement? What type of pervious pavement?*

We would include pervious pavement for any spaces in excess of the minimum. The pervious surface would be in conformity to acceptable standards of the Town which could include but not be limited to graveled areas, special stabilizing porous pavers, or other stone or mixed surface that will not create erosion but will allow porosity. Due to the slope of the site and the grades, water surface travel is a concern for any porous surface for erosion. A balance between the erosion potential and the porosity of the surface must be struck and be acceptable to the Town engineers.

*If the building is not "new urbanism" (located along street) why need to have mix of uses. It appears to be a suburban office building with residential on top. How does this fit the overall design philosophy for Meadowmont?*

New Urbanism is not defined by having a building adjacent to a sidewalk. New Urbanism is a movement that has multiple aspects and definitions.

The Congress for the New Urbanism views disinvestment in central cities, the spread of placeless sprawl, increasing separation by race and income, environmental deterioration, loss of agricultural lands and wilderness, and the erosion of society's built heritage as one interrelated community-building challenge. They stand for the restoration of existing urban centers and towns within coherent metropolitan regions, the reconfiguration of sprawling suburbs into communities of real neighborhoods and diverse districts, the conservation of natural environments, and the preservation of our built legacy.

They advocate the following principles: neighborhoods should be diverse in use and population; communities should be designed for the pedestrian and transit as well as the car; cities and towns should be shaped by physically defined and universally accessible public spaces and community institutions; urban places should be framed by architecture and landscape design that celebrate local history, climate, ecology, and building practice.

A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. A philosophy of Meadowmont is "to

live where you work and work where you live". A mixed use project is the essence of this philosophy by mixing the two in the same building. It adds a unique character to the project making it a full use building. An office building looks sterile after working hours and housing for employed people looks vacant during the work day. A mixed use project provides for the residential activity after business hours and business activity during the work day. It creates the opportunity to walk rather than drive, to enhance the work environment to be pleasing for living and the living environment to be pleasing for the worker.