

GGA**ARCHITECTS****308 W. Rosemary St., Suite 302
Chapel Hill, N.C. 27516****(12)****ATTACHMENT 4**

September 30, 2005

Mr. Gene Poveromo
Planning Department
Town of Chapel Hill
306 North Columbia Street
Chapel Hill, North Carolina 27516

re: 7.85A..15, & others
Shortbread Lofts
Concept Plan Review

Dear Gene:

Under cover of this letter please find our submittal for a Concept Plan Review for Shortbread Lofts, a mixed use development on West Rosemary Street. The documents supporting this request include:

- 1) Executed Application
- 2) Developer's Program
- 3) Fact Sheet
- 4) 35 copies of the Existing Conditions Plan at 24"X36"
- 5) 35 copies of the Site Analysis Plan at 24"X36"
- 6) 35 copies of the Concept Plan at 24"X36", including site plans, and building elevations
- 7) Statement of Compliance with Town Guidelines
- 8) Mailing List of all property owners within 1,000 ft of proposed development.
- 9) Stamped, Pre-Addressed Envelopes for all Property Owners within 1,000 feet of proposed development.
- 10) Reduced copies of all plans, including location Map.

Thank you very much for your consideration of this request. We will appreciate your review and look forward to your comments. Please feel free to call me with any questions.

Sincerely,

Josh Gurlitz

cc: Larry Short
Phil Post

(13)

TOWN OF CHAPEL HILL

CONCEPT PLAN PROPOSAL

Applicant Information

Name: JOSEPH GURLITZ, GGA ARCHITECTS
Address: 308 W. ROSEMARY ST, SUITE 302
City: CHAPEL HILL State: NC Zip: 27516
Phone (Work): 919.7595 FAX: 919.9636 E-Mail: josh@l-gga.com

Property Owner Information (included as attachment if more than one owner)

Name: SEE ATTACHED Phone: _____
Address: _____
City: _____ State: _____ Zip: _____

Development Information

Name of Development: SHORTBREAD LOFTS
Tax Map: _____ Block: _____ Lot(s): _____ Parcel ID #: SEE ATTACHED
Address/Location: _____
Existing Zoning: TC II New Zoning District if Rezoning Proposed: _____
Proposed Size of Development (Acres / Square Feet): _____ / _____
Permitted / Proposed Floor Area (Square Feet): _____ / 136,840
Minimum # Parking Spaces Required: 160 #Proposed 229
Proposed Number of Dwelling Units: 160 # Units per Acre _____
Existing / Proposed Impervious Surface Area (Square Feet): 46,534 / 48,729
Is this Concept Plan subject to additional review by Town Council? YES

The undersigned applicant hereby certifies that: a) the property owner authorizes the filing of this proposal b) authorizes on-site review by authorized staff; and c) to the best of his/her knowledge and belief, all information supplied with this proposal is true and accurate.

Signature: [Signature] Date: 30 SEPT 05

Please submit 20 sets of all materials, or 35 sets of all materials including reduced (8 1/2" by 11") copies of all plans if the Concept Plan is subject to additional review by the Town Council, no later than the first day of the month. Materials must be collated and folded to fit into a 12" x 15" envelope.

The Community Design Commission meets regularly on the third Wednesday of each month. Meetings with the Town Council will be scheduled after the Community Design Commission meeting. For confirmation of a meeting dates and the placement of your request on the agenda, please call the Planning Department at (919) 968-2728.

**DEVELOPER'S PROGRAM
CONCEPT PLAN REVIEW**

**SHORTBREAD LOFTS
WEST ROSEMARY STREET
CHAPEL HILL, N.C.**

Introduction

This is a request for review of a Concept Plan describing the removal of a commercial building and a two storey residential structure and the development and construction of a mixed-use building as described herein and on the accompanying plans, on West Rosemary Street. The proposed redevelopment property is located wholly in downtown Chapel Hill and within the Town Center II zoning district.

Background

Several properties will be recombined to form this single lot on which this proposed structure will be located. The easternmost of these properties now includes a two storey residential structure that is about 75 years old. This building is wood frame and painted brick and includes 20 apartment units. The property to the west includes a single storey wood framed building that was built for use as a restaurant and is now used as office space. The property includes two alleys of inconsistent dimension and a disorganized pattern of utility services and crossings. The north-south alley principally provides access to the east-west alley that separates the Franklin Street buildings from the Rosemary Street buildings. The east-west alley includes services to both the Franklin Street buildings and the Rosemary Street buildings.

West Rosemary Street has experienced significant change and the last several years, with the mixed use developments of the Fountains and Rosemary Village each within ¼ mile, and the development of the Warehouse, an apartment building, close to the property to the east.

General Site Description

The property consists of four principal tracts totaling approximately 52,700 square feet, located on the south side of West Rosemary Street between the intersection of Church Street and West Rosemary Street to the east, and the intersection of Roberson and West Rosemary Street to the west. The area map and site map that accompany this request show the exact location of the property. At present the property is occupied by two

primary structures. One of these primary structures is an office and the second is a two storey multi-family residential structure.

The proposed project as shown on the Concept Plan includes the removal of these structures and the development of a single mixed use structure with parking behind and below the building. There are two levels of structured parking below grade and a single storey of structured parking above grade. All of the parking is separated from Rosemary Street by occupiable retail/commercial space. Above the parking and above the street level commercial space is multi-family residential space. The residential building has a total of 180,000 s.f. including both uses.

This proposal includes the recombination of several small lots into a larger parcel. This is necessary to create a single parcel large enough to economically incorporate below-grade parking. In order to recombine this site we are requesting that the town abandon the existing alley, Dawson Place. We propose replacing Dawson Place and the east-west back alley with a single direction loop alley (see the plans) similar to the alley created around the Wallace Parking Deck. This will make servicing alley utilities and trash removal safer and more convenient.

Goals and Objectives

The developer's goals and objectives in working with this property are as follows:

- 1) **To develop high quality mixed use building that will provide housing and business opportunities in downtown Chapel Hill.** We expect to market this commercial space to a variety of businesses and firms that will benefit from a streetside location. We expect to market this residential space to occupants who want a savvy downtown location, close to the restaurants and shops that activate our downtown. We also expect to market the residential space to young faculty and employees, from both University and Town, as well as employees of local businesses, and retirees. Considering the level of housing now being developed and renovated by the University we see little market for students in this new building, and based on the developer's experience, students are not attracted to this type of housing. Based upon our experience with the Chapel Hill residential submarket, we foresee continuing strong demand among the adult community for this type of residential space.
- 2) **To redevelop the site in a manner that will be compatible with the dynamism and direction of current downtown development.** Our downtown area has recently been the recipient of much attention through the Downtown Development Initiative, the Chapel Hill Downtown Partnership and other private initiatives. It appears that there is a strong feeling that our downtown can become an active and exciting environment for residents and visitors alike.

One important component of this energized new environment is to increase the numbers of people who live in the downtown. These new inhabitants will provide support for the new shops, restaurants and services we expect will emerge in the downtown. This new vitality will be most effective in the west end of downtown. The west end is where a mature downtown culture can emerge that is not university dependent but is available and attractive to many others from our town and region. And, in the west end, West Rosemary Street is the ideal location for new residential uses like the one proposed here.

- 3) **To provide sustainable, affordable and moderately priced residential opportunities through the adaptation of the "Small House" model described in the Chapel Hill Land Use Management Ordinance.** The "Small House" units that will be developed as a part of this proposal will add a new component to the mix of available housing in the Chapel Hill market. By being small, these units will remain affordable and moderate because they cannot, later, be enlarged. They will provide the reality of a large number of residential units attractive to adults who do not qualify for subsidies, yet cannot afford otherwise expensive larger units.
- 4) **To provide to work force people a live/work environment which is environmentally friendly by limiting the need for automobile use.** Unit size affordability, combined with job proximity and easy transportation, will attract "pioneer" urban dwellers to Chapel Hill. Increased population downtown will stimulate commerce and increase security.

(17)

LOT PIN OWNER AREA BY SURVEY

7.85A..12	9788-16-6627	Breadmen's, Inc.	7,550 s.f.
7.85A..14	9788-16-6699	Breadmen's, Inc.	13,760 s.f.
7.85A..15	9788-16-8734	L. Short, LLC	23,254 s.f.
7.85.L.30	9788-16-6869	L. Short, LLC	8,559 s.f.
N/A	N/A	Dawson Alley, Town of Chapel Hill	2,641 s.f.

L. Short, LLC
P.O, Box 150
Chapel Hill, NC 27514

Breadmen's Inc.
P.O.Box 4
Chapel Hill, NC 27516

TOWN OF CHAPEL HILL PROJECT FACT SHEET

A) IDENTIFICATION OF DEVELOPMENT

(18)

Date: Sept. 29, 2005

Plans dated: Sept. 29, 2005

Name of project: **Shortbread Lofts**

Type of request: **Special Use Permit**

Tax Map: **85, Block.. Lots: A12, A14, A15, L.30**

Zoning District : **TC-2** Use group: **C: Mixed Use**

B) GROSS LAND AREA (Sec. 13.5)

Net Land Area Area within zoning lot boundary

NLA : 52,724 s.f.

Choose one of the following (or a combination) not to exceed 10% of the net land area:

Credited Street Area (Sec. 2.51) Total adjacent frontage x ½ width of the right of way

CSA 5,272 s.f.

Credited Open Space (Sec 2.51) Total adjacent frontage x ½ public or dedicated open space

COS 0 s.f.

TOTAL: GROSS LAND AREA (Sec 2.51) NLA +(CSA and/or COS)=GLA (NLA+10% max.)

GLA : 57,996 s.f.

C) REQUIRED LAND USE INTENSITIES (Sec 13.11.1, 13.11.2, 13.11.3)

(for multiple zoning districts please attach a separate sheet with calculations)

Floor Area Ratio FAR: 1.97 Maximum Floor Area (FAR X GLA) MFA 130,252 s.f.

Impervious Surface Ratios [see Addenda I for Floor Area calculation]

Low Density Option ISR: 0.25 Max. Impervious Surface or (ISR X GLA) MIS 0 s.f.

High Density Option ISR: 0.5 Max. Impervious Surface or (ISR X GLA) MIS 0 s.f.

High Density, Non-Res. ISR: 0.7 Max. Impervious Surface or (ISR X GLA) MIS 0 s.f.


Recreation Space Ratio RSR NA Minimum Recreation Space (RSR X GLA) MSR NA

D) DIMENSIONAL MATRIX REQUIREMENTS

DIMENSIONAL MATRIX REQUIREMENTS			Exist'g. S.F.	Proposed S.F.	Total S.F.
Floor area	Floor Area on All Floors	FA		180,584	180,584
Principal Building Area	Floor Area on Ground Level	BA(1)		6,000	6,000
Garage Building Area	Enclosed Car Parking Area	BA(2)		22,848	22,848
Other Encl. Bldg. Area	Community Bldg., Stor., Etc.				
Other Ground Level BA	Covered Porches, Breezeways,	BA(3)		2,080	2,080
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA		30,928	30,928
Basic Uncovered Area	GLA-BA	UA		27,068	27,068
Recreation Space (Sec. 5.5)		RS			
*Gross Land Area with Impervious Surface					
*Percentage of Gross Land Area w/ Imp. Surface (Imper + GLA)					
*If Loc. in Watershed Protection District, Percentage of Imp. Surface on July 1, 1993.			N/A		

*Only if lot is less than 21,780 S.F.

LOT SIZE	Required	Existing/Proposed
Lot Size (Sec. 3.8-1)	N/A	
Lot Width (Sec. 3.8-1)	12	
Street Frontage Width (Sec. 3.8-1)	15	

SETBACKS AND HEIGHT		 Required	Proposed
Setbacks (Sec. 3.8, Table 3.8-1)	Street	0	0
	Interior	0	
	Solar	0	0
Max. Height (Sec. 3.8-1)	Primary	44 ft.	44 ft.
	Secondary	90 ft.	102 ft.

BUILDINGS/DWELLING UNITS	Exist.	Proposed	PARKING SPACES	Existing	Prop'd	Total
Number of Buildings		1	Regular Spaces		178	178
Number of Dwelling Units		168	Compact Spaces		41	41
Number of Efficiency Units			Handicap Spaces		10	10
Number of Single Bedroom Units			Total Spaces		229	229
Number of 2 Bedroom Units			Loading Spaces		0	0
Number of 3 Bedroom Units			Other (unmarked -east side)	5 std.-parallel		

E. LANDSCAPE BUFFERYARDS (SEC. 5.6)

LOCATION		Required Minimum Width	Proposed Width
1.	North	NA	NA
2	West	NA	NA
3	South	NA	NA
4	East	NA	NA
5			
6			

UTILITIES ("X" which apply)				
Water	Sewer	Electric Service	Telephone Service	Solid Waste Collection
OWASA (X)	OWASA (X)	Underground (X)	Underground (X)	Town (X)
# Well(s)	# Septic Tank(s)	Above Ground	Aboveground	Private
Community Well(s)	Comm.Package Plant			

*NOTE: Public water and sewer required if located inside Urban Services Boundaries.

Other	10-15%	> 15-25%	> 25%
Area in Slope Interval*	N/A	N/A	N/A
Soil Type(s) on Lot Georgeville, HIWASSEE, Chewacla			

* Only required for lots created after January 27, 2003

G. ADJOINING OR CONNECTING STREETS

STREET NAME	R.O.W. Width	Pavement Width	# Lanes	Paved or Unpaved	Existing Sidewalk	Existing Curb & Gutter
West Rosemary Street	50'	37'	2	Paved	(x)Yes	(x)Yes



APPENDIX I

FLOOR AREA CALCULATION

Zone	GLA	FAR	Floor Area allowed
Basic	61,340 s.f.	1.97	120,840 s.f.
Multi-family Bonus	5% or 1,000 s.f.		1,000 s.f.
Vertical Mixed Use Bonus	15% or 15,000		15,000 s.f.
			.
Site Totals			136,840 s.f.