

**University Village
Response To Comments
On University Village Concept Plan
From the Community Design Commission
Plan Review of 9/28/2005**

East West Partners (EWP) issues the following response to key issues found within the summary minutes of the Community Design Commission's Plan Review of September 28, 2005.

Comment:

“The resident from the Oakwood/Rogerson Drive neighborhood recommended that the current situation at the median cut on NC 54, across from Rogerson Dr, warranted a traffic signal.

Commissioner Charlotte Newby noted that the traffic conditions in this area of Town are already bad, including the Hamilton Road/NC 54 intersections. The Commissioner suggested that the applicant begin to work with the residential neighborhoods and elementary school and address some of the traffic issues.”

Response:

East West Partners (EWP) is also concerned about how the current median cut on NC 54 across from Rogerson Dr. will be handled with the proposed new entrance into University Village. EWP is evaluating the results from the TL4 that was commissioned by the town, and is willing to explore any and all options under consideration. EWP believes that NCDOT may not approve of signalization at this intersection, but is willing and able to support it should the Town also believe that this is the best solution. The surrounding neighbors have been formally notified of the proposed project and a meeting to discuss the project with the neighbors and elementary school was held on April 4, 2006.

Comment:

“Commissioner Ryan suggested that the affordable housing component include some two and three bedroom units. She recommended that the applicant incorporate better pedestrian connections between the proposed development and elementary school. Commissioner Ryan noted that the proposed playground near NC 54 was unacceptable and too dangerous. She noted that in general the site plan was not kid friendly and recommended the incorporation of more play areas for children. She noted that the project should be reduced by 30 percent and that the proposed 5 story buildings were too tall.”

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Response:

EWP is designing 2 bedroom units to be included in the affordable housing. Pedestrian connectivity between University Village and the school is being planned in the design. The recreational area near NC 54 has been relocated to a more suitable, centrally located area next to building #7. The density of the project is necessary to reach the 30%affordable component and LEED certification goals.

Comment:

“Commissioner Charlotte Newby stated that the proposed architecture should fit in with the character of Chapel Hill..The Commissioner stated that the project was too big and too dense”

Response:

EWP believes that the current architectural design of University Village fits in with the character of Chapel Hill. The size and density of the project is necessary to achieve the 30%affordable component and LEED certification. EWP also believes the site's location on a major public transit thoroughfare makes it suitable location for dense, mixed use development.

Comment:

“Commissioner Chris Culbert recommended that the applicant attempt to save two large specimen trees located near the central entrance drive.”

Response:

Attempts were made in the design process to save these two trees. However, the compact nature of the site ultimately made this goal unreachable.

Comment:

“Commissioner Mark Broadwell suggested that the applicant look at the Meadowmont Village Center for ideas on how to create a pedestrian space with a central green area. He recommended better pedestrian connectivity between buildings 2 and 3 and 5 and 6. He also recommended that the applicant attempt to improve transitional scale between the proposed development and the nearby neighborhoods”

Response:

University Village has been designed with pedestrian circulation and connectivity as a primary concern. While the constraints of the site will not allow for a central green space similar to Meadowmont, EWP is striving to make the entire site accommodating to pedestrians on both the interior and exterior of the project.