



PLANNING  
Town of Chapel Hill  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514

phone (919) 968-2728 fax (919) 969-2014  
www.townofchapelhill.org

**CONCEPT PLAN REVIEW SUMMARY MINUTES  
COMMUNITY DESIGN COMMISSION  
WEDNESDAY, FEBRUARY 21, 2007, 7:00 P.M.**

Chairperson Jonathan Whitney called the meeting to order at 7:00 p.m. Commission members present were Mark Broadwell, Mary Margaret Carroll, George Cianciolo, Chris Culbreth, Kathryn James, Laura King Moore, Scott Nilsen, Glenn Parks, Amy Ryan, and Robin Whitsell. Staff members present were Senior Planner Kay Pearlstein, and Administrative Clerk Renee Zimmerman.

**BELVEDERE MULTI-FAMILY DEVELOPMENT**  
**File 9798-04-94-5193)**

A request for a Concept Plan has been submitted to the Town for a multi-family development located at 2100 NC 54 East. The site is located on the north side of NC 54 East, approximately 1,200 feet east of East Barbee Chapel Road. The proposed project includes 84 dwelling units, comprising 145,000 square feet of floor area and 144 parking spaces, including 80 spaces proposed for under-building parking. The land is currently vacant. Access to the site is proposed from NC 54 East. The 5.83-acre site is located in the Residential-1 (R-1) zoning district and the Resource Conservation District. The site is located in Durham County and is identified as Durham County Parcel Identifier Number 9798-04-94-5193.

**CONCEPT PLAN PRESENTATION**

A 4-member design team including Carol Ann Zinn with Cazco Inc./Zinn Design Build, John Felton from Cline Design, The Design Response, Inc., and Scott Radway with Radway Design, Associates made a presentation to the Commission.

**CITIZEN COMMENTS**

1. Rebecca Board from the Downing Creek Subdivision felt this was not the proper location for this development because NC Hwy 54 is already over-capacity. She stated that the applicant should not propose this project until traffic impacts on the existing road networks was known. She believed that the project should wait until other projects already approved for Hwy 54 are evaluated.
2. Blair Pollock asked about current TTA routes and future connections to the rail system. The applicant responded that TTA had a stop at the Harris Teeter (across from Glenn Lennox) and estimated a 15 minute walk to the TTA stop and that a

pedestrian easement is proposed along Hwy 54 for a greenway connecting to the Meadowmont greenway and 54 East, both locations for rail stops.

#### COMMISSION COMMENTS AND QUESTIONS

1. Commissioner Mark Broadwell stated he had no fault with the design but was concerned about the proposed right-in and right-out onto Hwy 54. He believed that a cumulative impact of traffic on the access/egress design had the potential for causing U-turns and dangerous traffic movements.
2. Commissioner Mary Margaret Carroll asked how the 4-story building would look from Hwy 54 and expressed concern about the visual impact into Chapel Hill.
3. Commissioner Laura K. Moore was also concerned with the right-in, right-out turning movements also. She concurred with potential difficulties with traffic on Hwy 54. She was also concerned with proposed site-grading, stormwater management, and building heights.
4. Commissioner Scott Nilsen approved of the design although he felt that this entry-way into Chapel Hill was sacred and can't handle this amount of building at the first glimpse.
5. Commissioner George Cianciolo asked where the stormwater ponds were proposed to be located. The applicant responded that stormwater would likely be stored in tanks using Stormceptor and other BMPs. He stated that the stormwater management for the site was not worked out yet and planned on future conversations with the Army Corps of Engineers about water quality.

Commissioner Cianciolo asked where the proposed pump station would be located. The applicant responded that a location generally between Buildings 2 and 3 along the sewer easement was considered.

Commissioner Cianciolo asked why the applicant rounded down the affordable housing numbers. The applicant responded that the Inclusionary Task Force recommended rounding down and providing a cash amount for the difference.

6. Commissioner Chris Culbreth asked for better elevations when the application returned. He asked if Town buses came out as far as the development. The applicant replied they would check into it.

Commissioner Culbreth stated that the proposed bridge at the entrance over the Resource Conservation District should be beautiful and considered as an entranceway element. He approved of the ample tree buffer.

The Commissioner asked what was proposed on the adjacent UNC-owned property, vacant on the west. The applicant believed that it was slated for a health care facility.

⑥

7. Commissioner Amy Ryan had a difficult time imaging this isolated development in a section where trees exist along the entranceway. She stated that if UNC developed the adjacent site soon, this development would appear less isolated.

She believed that the steep slopes looked like they will need careful attention and that the project would likely extend to the Army Corps buffer. She wanted to see additional information on how the slopes were to be developed in the future.

She stated that this was a very urban development and no transition to urban development was proposed. She believes that it was too dense.

She asked how visible it would be from Hwy 54 and asked for pictures from the highway showing the proposed height of the buildings with the next review.

6. Commissioner Kathryn James asked about rules for the Army Corps's wetlands. She believed that high standards were needed for wetland impacts. She also wanted to see better transition to the urban development.

7. Commissioner Robin Whitsell asked if the development proposal was for 40% - 45% impervious surfaces. The applicant responded yes. Commissioner Whitsell believed that it was hard to imagine a development with that much of the site covered with building and pavement.

She believed that traffic, stormwater, and zoning were key issues.

8. Commissioner Glenn Parks liked the sections through the site. He asked if the trees were pines or deciduous in order to determine the amount of screening.

Commissioner Parks asked if the applicant proposed LEED certification or other environmental goals and wanted to see the building providing its own energy. The applicant answered that they would investigate certification.

9. Commissioner Jonathan Whitney expressed shared concerns with traffic and density.

Prepared by: Jonathan Whitney, Chair   
Kay Pearlstein, Planning Staff

7



RADWAY  
DESIGN  
ASSOCIATES  
CHAPEL HILL, NC

February 6, 2007

Community Design Commission  
c/o Kay Pearlstein  
Planning Department  
Town of Chapel Hill  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514

RE: Belvedere Concept Plan

Dear CDC Members:

The applicant for this submission, Cazco Inc. of Chapel Hill, will provide additional materials for your review as part of this concept plan proposal during the week of February 12, 2007. You should receive them in time to review them along with these plans prior to your February 21, 2007 meeting.

We had expected to have these supplemental materials available this week, but several members of the design team were sidelined with the flu for several days.

We thank you for accepting these additional materials and look forward to your review and comment of this concept plan.

Sincerely,

*Scott Radway*  
Scott Radway, AICP