ERWIN at LaSALLE

Erwin Road at LaSalle St., Durham, North Carolina

DEVELOPMENT PLAN SUBMITTAL: NOVEMBER 11, 2013
JUNE 19, 2014
JULY 7, 2014

Attachment 4

DEVELOPMENT TEAM

OWNERS:

PARCELS:

OWNER: ERWIN TERRACE LIMITED PARTNERSHIP
2716-D CAMPUS WALK AVE., DURHAM, NC 27705
ADDRESS 931 LAMBETH CIR., DURHAM, NC
PIN 0812-19-51-4516
PARCEL ID 125288
ACREAGE 266,263 SF / 6.112 AC

OWNER: ERWIN TERRACE TWO LLC
2712 ERWIN ROAD, SUITE 205, DURHAM, NC 27705
ADDRESS 740 LASALLE ST., DURHAM, NC
PIN 0812-19-51-6770
PARCEL ID 213716
ACREAGE 37,656 SF / 0.864 AC

OWNER: ERWIN TERRACE LIMITED PARTNERSHIP
2716-D CAMPUS WALK AVE., DURHAM, NC 27705
ADDRESS 806 LAMBETH CIRCLE., DURHAM, NC
PIN 0812-19-51-0374
PARCEL ID 125286
ACREAGE 125,568 SF / 2.883 AC

CONSULTANTS:

DEVELOPER: ERWIN TERRACE TWO, LLC
2812 ERWIN ROAD
DURHAM, NC 27705
919-267-2727
CONTACT: ROB EVERETT

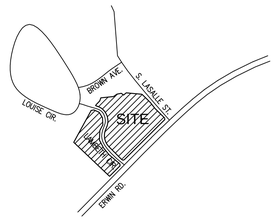
LANDSCAPE ARCHITECT / LAND PLANNER:
COULTER JEWELL THAMES, PA
111 WEST MAIN STREET
DURHAM, NC 27701
919-682-0368
CONTACT: JEREMY ANDERSON

CIVIL ENGINEER:
COULTER JEWELL THAMES, PA
111 WEST MAIN STREET
DURHAM, NC 27701
919-682-0368
CONTACT: KEVIN BURKE

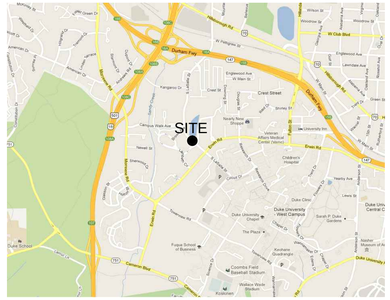
ARCHITECT: DUDA PAINE ARHCHITECTS
333 LIGGETT STREET
DURHAM, NC 27701
919-688-5133
CONTACT: DARREN LATHAN

TRAFFIC CONSULTANT:
VHB
4000 WESTCHASE BLVD, SUITE 530
RALEIGH, NC 27607
919-334-5620
CONTACT: ANDREW TOPP

VICINITY MAP



CONTEXT MAP



PROJECT DATA

PROPERTIES TO BE REZONED:

PARCEL A
PIN: 0812-19-51-6770
PARCEL ID: 213716
ACREAGE: 0.864 ACRES
OWNER: ERWIN TERRACE TWO LLC

PARCEL B
PIN: 0812-19-51-4516
PARCEL ID: 125288
ACREAGE: 6.113 AC
OWNER: ERWIN TERRACE LIMITED PARTNERSHIP, LLC

PARCEL C
PIN: 0812-19-51-0374
PARCEL ID: 125286
ACREAGE: 2.883 ACRES
OWNER: ERWIN TERRACE LIMITED PARTNERSHIP, LLC

PROPERTY ADDRESS: ERWIN ROAD at LaSALLE STREET

TOTAL REZONING AREA: ADJUSTED GROSS ACREAGE: 9.86 ACRES (429,487 SF)

FUTURE LAND USE PLAN
EXISTING: COMMERCIAL
PROPOSED: COMMERCIAL

ZONING
EXISTING: MU(D)
OVERLAY DISTRICTS: N/A
PROPOSED: MU(D)

DEVELOPMENT TIER:
EXISTING: URBAN
PROPOSED: COMPACT NEIGHBORHOOD (CN)
(see also Plan Amendment Case A1300010)

RIVER BASIN: CAPE FEAR

DESIGN COMMITMENTS

1. GENERAL ARCHITECTURAL STYLE:
THE DEVELOPMENT WILL USE ELEMENTS FROM THE CONTEMPORARY STYLE, AS LISTED IN THE SECTIONS BELOW.

2. ROOFLINES:
THE BUILDINGS WILL USE ONE OR MORE OF THE FOLLOWING ROOFLINES: FLAT WITH LIMITED PARAPET DETAILING OR PITCHED WITH GABLED ENDS.

3. BUILDING MATERIALS:
THE BUILDINGS WILL USE TWO OR MORE OF THE FOLLOWING MATERIALS: VERTICALLY ORIENTED GLASS AND ALUMINUM CURTAIN WALL, PRECAST CONCRETE, BRICK MASONRY, SIDING, OR STUCCO/SYNTHETIC STUCCO.

4. DISTINCTIVE ARCHITECTURAL FEATURES:
BUILDINGS WILL USE STOREFRONTS WINDOW SYSTEMS OR WINDOW PANES THAT ARE PROPORTIONALLY TALLER THAN WIDE.

5. DESIGN TRANSITION TO THE CONTEXT AREA :
THE PROPOSED DESIGN WILL FIT INTO THE CONTEXT AREA THROUGH A COMBINATION OF BUILDING PLACEMENT, MASSING, AND MATERIALITY. WITH THE PROXIMITY TO THE FUTURE LIGHT RAIL STATION,AND DESIGN CUES FROM RECENT PROJECTS ALONG THE ERWIN ROAD CORRIDOR, THE PROJECT WILL INCLUDE A MIX OF USES, BOTH VERTICALLY AND HORIZONTALLY, IN A HIGH DENSITY, URBAN PROJECT.

LANDSCAPE DESIGN GUIDELINES:

THE PROJECT LANDSCAPE ARCHITECT WILL ENSURE A COMMON THEME OF USING PLANT TYPES THROUGHOUT THE DEVELOPMENT THAT ARE DROUGHT TOLERANT, NATIVE OR NATURALIZED, AND EVOCATIVE OF MAINTAINED LANDSCAPES IN THE VICINITY OF THE PROJECT. THE PROJECT WILL USE PLANT MATERIALS SPECIFICALLY SUITED TO SITE-SPECIFIC FACTORS SUCH AS SOILS, SOLAR EXPOSURE, ROOT AREA, MICRO-CLIMATE, MOISTURE AVAILABILITY, FORM AND COLOR AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT AND AS DEFINED BY THE UDO AND THE LANDSCAPE MANUAL FOR DURHAM, NC. THE USE OF INVASIVE PLANT SPECIES WILL BE PROHIBITED.

GENERAL CONDITIONS

1. A TRAFFIC IMPACT ANALYSIS (TIA) DATED 11/11/2013 WAS PREPARED BY VHB.

2. BY REFERENCING ROADWAY IMPROVEMENTS ON THE PLAN, THE APPLICANT AGREES TO CONSTRUCT SAID IMPROVEMENTS PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY IN A MANNER THAT WILL ALLOW THEM TO FUNCTION AS NOTED ON THE PLAN AND IN ACCORDANCE WITH NCDOT AND CITY OF DURHAM STANDARDS AND POLICIES. THIS INCLUDES (WHERE APPROPRIATE) BUT IS NOT LIMITED TO: ADEQUATE TRANSITION TAPERS, ALIGNMENT OF LANES THROUGH INTERSECTIONS, ASSOCIATED SIGNAL MODIFICATIONS, PAVEMENT MARKINGS, ASSOCIATED SIGNAGE, CURB AND GUTTER, COORDINATION WITH OTHER PROPOSED ROADWAY IMPROVEMENTS AND BIKE LANES. THE APPLICANT ALSO ACCEPTS THE FINANCIAL RESPONSIBILITY FOR ACQUISITION OF ANY ADDITIONAL RIGHT-OF-WAY NECESSARY TO ACCOMMODATE THESE IMPROVEMENTS AND ANY REQUIRED SIDEWALK CONSTRUCTION.

3. ANY REQUIRED ROADWAY IMPROVEMENTS MAY BE PHASED AT THE SITE PLAN SUBMITTAL STAGE WITH A TRAFFIC PHASING PLAN (ACCEPTABLE TO CITY TRANSPORTATION AND NCDOT).

TEXT COMMITMENTS

1. PHASING: THE PROJECT WILL BE CONSTRUCTED IN TWO PHASES. PHASE ONE CONSISTS OF THE EXISTING BUILDINGS, PHASE TWO WILL CONSISTS OF FUTURE DEVELOPMENT AND MAY CONSIST OF SUB-PHASES.

2. TRANSPORTATION REQUIREMENTS:

LASALLE STREET AND LAMBETH CIRCLE (SITE DRIVEWAY)
WIDEN THE EASTBOUND APPROACH TO PROVIDE TWO EGRESS LANES (AN EXCLUSIVE LEFT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS AND A SHARED THROUGH/RIGHT-TURN LANE).

ERWIN ROAD AND LAMBETH CIRCLE (SITE DRIVEWAY)
RESTRIPE THE SOUTHBOUND APPROACH TO PROVIDE TWO EGRESS LANES (AN EXCLUSIVE LEFT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS AND AN EXCLUSIVE RIGHT-TURN LANE).

CAMERON BOULEVARD (NC 751) AND ERWIN ROAD
RESTRIPE THE SOUTHBOUND APPROACH TO PROVIDE THREE SOUTHBOUND LANES (AN EXCLUSIVE LEFT-TURN LANE, A SHARED LEFT/RIGHT-TURN LANE, AND AN EXCLUSIVE RIGHT-TURN LANE).

3. PURSUANT TO UDO 6.11.7.N, PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY A BUS SHELTER SHALL BE PROVIDED, AS DETERMINED BY DATA OR TTA.

LIST OF SHEETS

DP-0 COVER SHEET
DP-1 EXISTING CONDITONS PLAN
DP-2 DEVELOPMENT PLAN

APPROVAL STAMPS

ZONING CASE NUMBER: Z1300031
PREVIOUS ZONING CASE NUMBER: P99-32 (APPROVED 11-1-1999)

ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE
NC BOARD OF EXAMINERS FOR ENGINEERS & SURVEYORS LICENSE NO. C-1209

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2268 JEREMY S. ANDERSON
7 July 2014

Project
ERWIN @ LaSALLE

DURHAM, NC

PINS:
0812-19-51-6770
0812-19-51-4516
0812-19-51-0374

CJT Job Number: 1229B

Drawn JSA
Checked DAJ, JSA
Date 11-11-2013
Revisions 06-19-2014

DEVELOPMENT PLAN

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

Sheet Title
COVER SHEET

Sheet Number
DP-0

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	106.00'	181.22'	121.84'	159.94'	N 21°38'30" W	97°57'07"
C2	229.50'	288.93'	167.14'	270.23'	S 08°44'00" E	72°07'54"
C3	20.00'	31.48'	20.06'	28.33'	N 00°16'50" E	90°10'55"
C4	20.00'	31.37'	19.95'	28.25'	S 89°44'00" E	89°51'40"
C5	169.50'	266.25'	169.50'	239.71'	S 00°12'00" W	90°00'01"
C6	166.00'	276.46'	182.50'	245.60'	N 24°23'26" W	95°25'17"

FB 126 PG 25
NC GRID NAD '83

Louise Circle
VARIABLE PUBLIC R/W
AND ASPHALT WIDTH

TRINITY PROPERTIES LLC
0812-19-52-0090
ZONE: RU-M
USE: COM/ APARTMENT-GARDEN

MORREENE LLC
0812-18-40-1849
ZONE: RU-M
USE: COM/ APARTMENT-GARDEN

TRINITY PROPERTIES LLC
0812-18-41-6658
ZONE: RU-M
USE: COM/ APARTMENT-GARDEN

50' STREAM BUFFER AREA
18,714 SF
0.43 AC

50' STREAM BUFFER AREA
20,140 SF
0.46 AC

MATTIE INC
0812-19-52-2072
ZONE: RU-M
USE: COM/ APARTMENT-GARDEN

EXISTING URBAN TIER BOUNDARY
EXISTING COMPACT NEIGHBORHOOD TIER BOUNDARY

EXISTING CREEK N 49°52'50" E 69.47'
N 38°34'31" E 113.37'
C/L EXISTING CREEK
TOP OF BANK
N 22°41'20" E 154.25'
N 36°28'34" E 75.13'
N 31°00'59" E 13.72'
N 40°31'11" E 52.10'
N 14°14'22" E 20.44'
N 80°10'09" E 152.86'
TOP OF BANK
N 62°35'00" E 42.83'
N 22°09'21" E 25.82'
N 44°20'23" E 37.71'
EXISTING CREEK

50' STREAM BUFFER FROM TOP OF BANK
10' STREAM BUFFER SETBACK
50' STREAM BUFFER FROM TOP OF BANK
10' STREAM BUFFER SETBACK
BUFFER SETBACK

EXISTING MULTI-STORY APARTMENT BUILDING
72 UNITS, 24,000 SF
TYP.E 324.00

EXISTING 50' CITY OF DURHAM SANITARY SEWER EASEMENT (SEE PB 157 PG 27)
15" RC SEWER
S 44°41'08" E 1466.92'

LAKEVIEW PARTNERS LLC
0812-19-52-6011
ZONE: MU(D)
USE: COM/ PARKING LOTS-SURFACE

LAKEVIEW PARK OWNERS ASS. INC.
0812-19-52-9311
ZONE: MU(D)
USE: COM/ HOMEOWNERS ASSOC MP

LAKEVIEW PARTNERS LLC
0812-19-51-8952
ZONE: MU(D)
USE: COM/ PARKING LOTS-SURFACE

ERWIN TERRACE TWO LLC
0812-19-51-6770
ZONE: MU(D)
USE: VACANT

EX. GRAVEL PARKING LOT

SUNTRUST CORP REAL ESTATE
0812-19-51-8803
ZONE: CN
USE: COM/ DRIVE-IN BANK

SUNTRUST CORP REAL ESTATE
0812-19-51-9719
ZONE: CN
USE: PARKING LOT

EX. BUS STOP

DUKE UNIVERSITY
0812-18-40-8905
ZONE: UC
USE: CMTY SVC/ HOSPITAL

ERWIN TERRACE LIMITED PARTNERSHIP
0812-19-51-0374
ZONE: MU(D)
USE: COM/ APARTMENT-GARDEN

Lambeth Circle
60' PUBLIC R/W
32' ASPHALT WIDTH

EXISTING BUILDING
25 Parking Spaces under building

ERWIN TERRACE LIMITED PARTNERSHIP
0812-19-51-4516
ZONE: MU(D)
USE: OFFICE / RETAIL / RESID.

Lasalle Street
60' PUBLIC R/W
38' ASPHALT WIDTH

S 45°20'00" W 128.30'
S 41°09'42" W 398.60'
S 41°09'42" W 103.01'
S 41°09'42" W 101.81'
N 43°50'18" W 140.43'
S 45°20'00" E 200.67'

Erwin Road (SR 1320)
100' PUBLIC R/W
55' ASPHALT WIDTH

SIGNALIZED INTERSECTION

SITE BENCHMARK
TOP FLANGE NUT OF HYDRANT
NEAREST TO ERWIN ROAD
ELEVATION=360.14

DUKE UNIVERSITY
0811-25-69-9254
ZONE: UC
USE: CMNTY SVC/ W/ LEASEHOLD

EXISTING BUS STOP

EXISTING URBAN TIER BOUNDARY
EXISTING COMPACT NEIGHBORHOOD TIER BOUNDARY

1 / DP-1
EXISTING CONDITIONS
SCALE: 1" = 50'

50 0 50 100 150
Scale 1" = 50'

LEGEND

Water Valve	
Curb Inlet/Catch Basin	
Traffic Signal Box	TSB
Electric Transformer	
Sanitary Sewer Manhole	
Storm Sewer Manhole	
Telephone Manhole	
Electric Manhole	
Sign	
Telephone Pedestal	TEL
Fire Hydrant	
Water Manhole	
Water Meter	
Utility Pole	
Light Pole	
Sewer Cleanout	
Flared End Section	
Gas Valve	GV
Existing Iron Pipe	IPS
Iron Pipe Set	
Existing PK Nail	PK
PK Nail Set	PKS
Computed Point	
Concrete Monument	
Tree Line	
Fence	
Underground Electric	UE
Underground Telephone	UT
Gas Line	GAS
Water Line	W
Overhead Utilities	OU
Storm Sewer	S
Sanitary Sewer	SS
Guard Rail	

EXISTING CONDITIONS DATA

SITE AREA
ADJUSTED GROSS AREA OF REZONING: 9.86 ACRES

ZONING
EXISTING ZONING: MU(D)
OVERLAY: N/A

ENVIRONMENTAL PROTECTION
RIVER BASIN: CAPE FEAR RIVER BASIN
50' STREAM BUFFER: AS SHOWN

IMPERVIOUS SURFACE
EXISTING FOR REZONING AREA: 191,164 SF (4.39 ACRES) = 62.9%

STREAM BUFFERS 38,854 SF (0.89 ACRES)
50' (EACH SIDE FROM TOP OF BANK) STREAM BUFFER HAVE BEEN SHOWN ON THE PERENNIAL STREAM ALONG THE NORTHWEST PROPERTY LINE.

FLOODWAY FRINGE PROTECTION
THE SITE IS NOT AFFECTED BY A MAPPED FLOODPLAIN ACCORDING TO FIRM MAP 3720081200 J (MAY 2, 2006).

FLOODWAY
THE SITE IS NOT AFFECTED BY A MAPPED FLOODWAY ACCORDING TO FIRM MAP 3720081200 J (MAY 2, 2006).

STEEP SLOPE PROTECTION
THERE ARE NO STEEP SLOPES, AS DEFINED BY THE DURHAM UDO ON THE SITE.

TREE SURVEY
ALL TREES 18" CAL. OR LARGER TREES ARE SHOWN ON THE EXISTING CONDITIONS PLAN (DP-1).

WETLANDS
THERE ARE NO MAPPED WETLANDS ONSITE.

ADOPTED PLANS
- 2006 DURHAM COMPREHENSIVE BICYCLE TRANSPORTATION PLAN:
  - BICYCLE LANE PROPOSED INDICATED ON BOTH LASALLE ST AND ERWIN ROAD, PER MAP 4.5 /CENTRAL DURHAM.
- TRIANGLE TRANSIT AUTHORITY
  - FUTURE TRANSIT STOP LOCATION AT THE INTERSECTION OF LASALLE AND ERWIN TAKEN FROM DCHC MPO, ADOPTED LOCALLY PREFERRED ALTERNATIVE

ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE
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NORTH CAROLINA
PROFESSIONAL ENGINEER
SEAL 036268
JEREMY S. ANDERSON
7-22-14

Project
ERWIN @ LaSALLE

DURHAM, NC

PINS:
0812-19-51-6770
0812-19-51-4516
0812-19-51-0374

CJT Job Number: 1229B

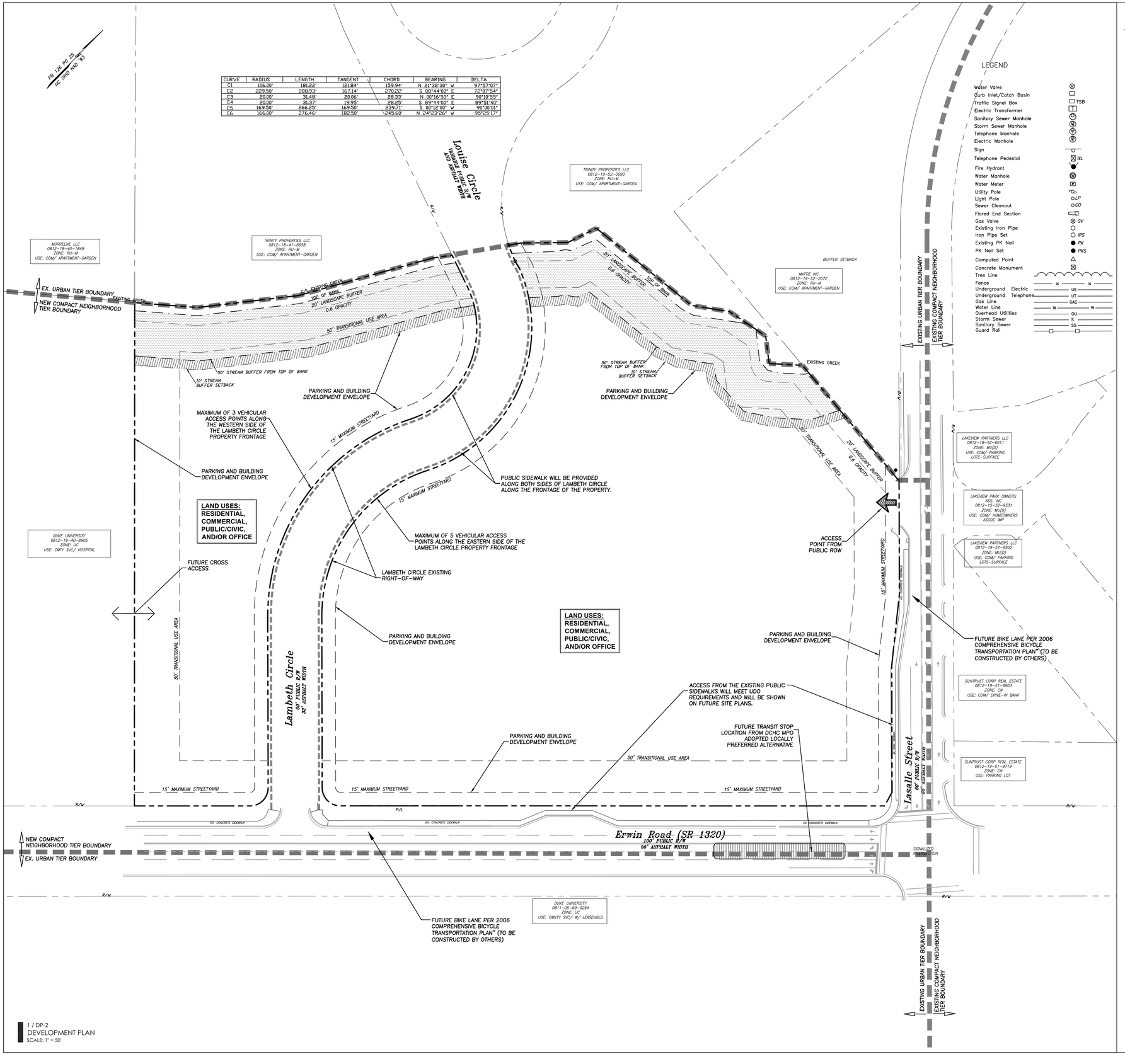
Drawn	JSA
Checked	DAJ, JSA
Date	11-11-2013
Revisions	06-19-2014

DEVELOPMENT PLAN

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

Sheet Title
EXISTING CONDITIONS

Sheet Number
DP-1



1 / DP-2
DEVELOPMENT PLAN
SCALE: 1" = 50

DEVELOPMENT PLAN NOTES

PROPOSED ZONING:
- MU(D) - COMPACT NEIGHBORHOOD TIER

COMMITTED USES:
- MIXED USE, AS DEFINED BY THE DURHAM UDO.

SITE ACREAGE:
- ADJUSTED GROSS AREA TO BE REZONED MU(D): 9.86 ACRES

COMMITTED DEVELOPMENT INTENSITY:
- PROJECT IS COMMITTING TO HORIZONTAL INTEGRATION
- NET ACREAGE FOR DENSITY CREDITS PER UDO 6.11.7.D.2.b: 8.97 ACRES
- USE CATEGORY PER DURHAM UDO SECTION 5

USE CATEGORY	SQUARE FOOTAGE RANGE MIN.	MAX.	# OF UNITS MIN.	MAX.
RESIDENTIAL:	94,930 -	332,430 sf	72 -	322
			8.0 -	35.9 units/acre
OFFICE:	168,009 -	268,009 sf		
PUBLIC & CIVIC:	0 -	45,000 sf		
COMMERCIAL:	81,911 -	192,911 sf		
TOTAL:	344,850 -	838,350 sf		

COMMITTED OPEN SPACE:
COMMITTED: 0.296 AC MINIMUM (3.0%)

COMMITTED MAXIMUM IMPERVIOUS SURFACE: 8.99 ACRES = 91.1%

COMMITTED MAXIMUM BUILDING HEIGHT: 145' MAX.

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NORTH CAROLINA LANDSCAPE ARCHITECT 1268 JEREMY S. ANDERSON
7-day-2014

Project
ERWIN @ LaSALLE

DURHAM, NC

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DEVELOPMENT PLAN

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Sheet Title
DEVELOPMENT PLAN

Sheet Number
DP-2