



THE UNIVERSITY  
of NORTH CAROLINA  
at CHAPEL HILL

UNIVERSITY ARCHITECT AND DIRECTOR  
FACILITIES PLANNING DEPARTMENT

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August 10, 2007

Ms. J.B. Culpepper  
Planning Director  
Town of Chapel Hill  
405 MLK Jr. Blvd  
Chapel Hill, North Carolina 27514

**Re: CDC Application – Innovation Center at Carolina North**

Dear Ms. Culpepper,

Enclosed are the following materials in support of our application for CDC Concept Plan review of the Innovation Center at Carolina North:

1. Developer's Program (20 copies)
2. Existing Conditions Plan (20 copies)
3. Site Analysis (20 copies)
4. Conceptual Plan (20 copies)
5. Statement of Compliance with Town's Design Guidelines (20 copies)
6. Mailing List (all properties within 1,000 feet) (1 copy)
7. Stamped, Pre-Addressed Envelopes for all Property Owners within 1,000 feet of proposed development
8. Reduced copies of all plans (20 copies)
9. Application fee (1 copy)

Please let me know if any additional information is required.

Sincerely,

Anna A. Wu, AIA  
Director

c: Ms. Pat Crawford  
Ms. Mary Jane Felgenhauer  
Mr. Masaya Konishi  
Mr. Bruce Runberg

# TOWN OF CHAPEL HILL

## CONCEPT PLAN PROPOSAL

### *Applicant Information*

Name: University of North Carolina at Chapel Hill  
Address: 103 Airport Drive, CB# 1090  
City: Chapel Hill State: NC Zip: 27599-1090  
Phone (Work): 843-7254 FAX: 962-9103 E-Mail: mfelgenhauer@fac.unc.edu

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

Name: University of North Carolina at Chapel Hill Phone 843-7254  
Address: 103 Airport Drive, CB #1090  
City: Chapel Hill State: NC Zip: 27599-1090

### *Development Information*

Name of Development: Innovation Center at Carolina North  
Tax Map: 7 Block: 29 Lot(s): 1B Parcel ID #: 9779886375  
Address/Location: SW corner of the intersection of MLK Blvd and Municipal Drive  
Existing Zoning: OI-2 New Zoning District if Rezoning Proposed N/A  
Proposed Size of Development (Acres / Square Feet): 7.4 AC / 85,000 SF  
Permitted / Proposed Floor Area (Square Feet): 85,098 SF / 85,000 SF  
Minimum # Parking Spaces Required: 340 # Proposed 210  
Proposed Number of Dwelling Units: N/A # Units per Acre N/A  
Existing / Proposed Impervious Surface Area (Square Feet): 304,920 / 225,640 SF  
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:  Date: 8-10-07

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: Innovation Center at Carolina North

The Innovation Center, which is proposed to be a 85,000 square feet, three story building, will provide a unique set of resources to accelerate select technology-based business development opportunities based on research carried out at UNC-Chapel Hill.

The goal of the Innovation Center will be to streamline the development and to accelerate the commercialization of novel technologies. The Center will have a management team, along with facilities, amenities, and technical and business development resources needed to successfully identify, evaluate, launch, capitalize and manage emerging companies across many different areas of technology represented within Carolina's research programs. In addition to research and office space for emerging companies it is anticipated that the Innovation Center will also provide office space for the University.

The Innovation Center will redevelop a portion of the former municipal yard with a new entry-drive configuration, green areas and landscaped parking adjacent to the new building.



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**Innovation Center Carolina North, University of North Carolina – Chapel Hill**

In our Professional opinion, we have met the required submittal requirements for the siting of the Innovation Center Building on Carolina North Campus and that the project will meet the requirements of the Town of Chapel Hill Design Guidelines.

